

SAN FRANCISCO PUBLIC LIBRARY



3 1223 10225 5503

5/S



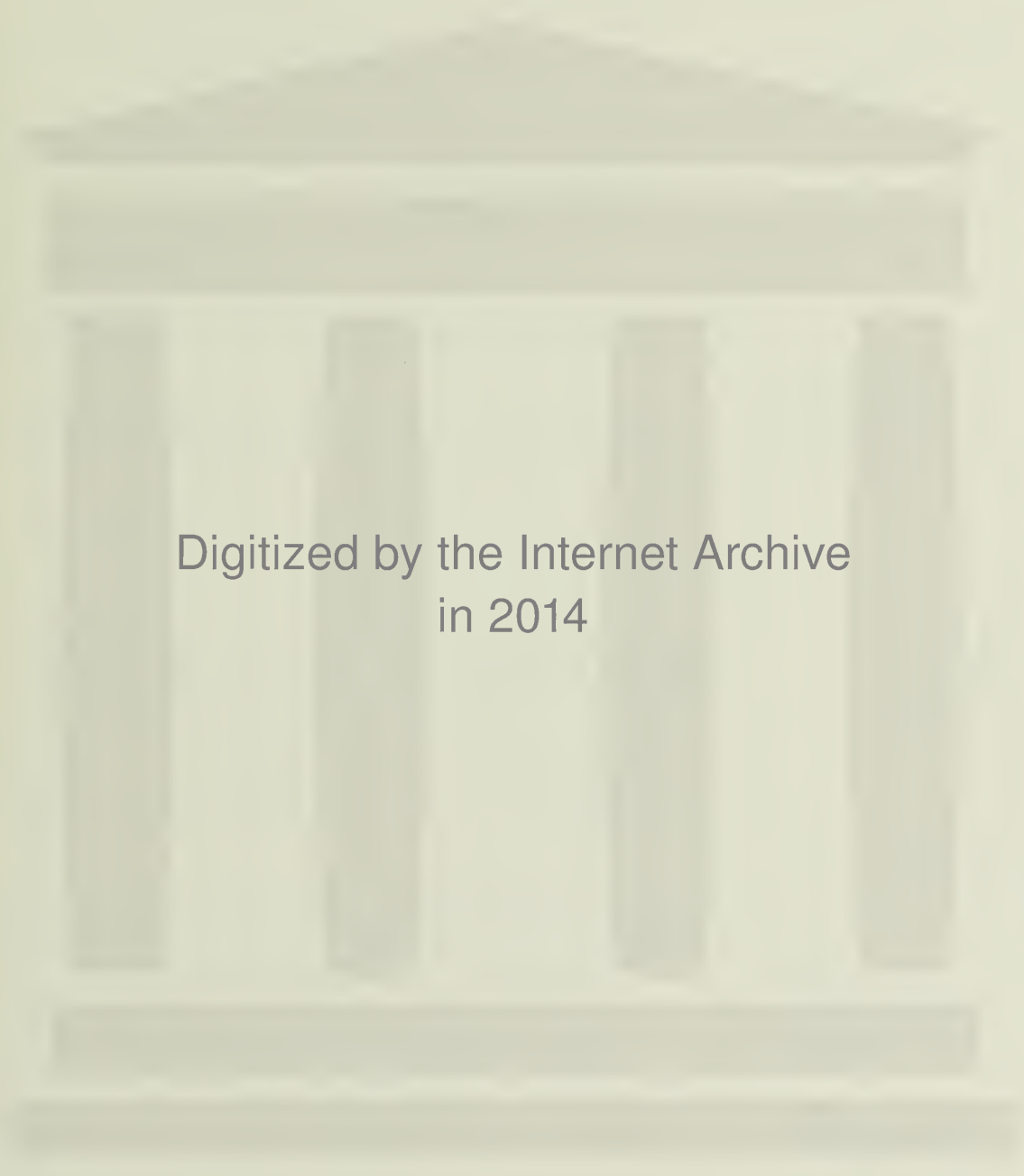
5 / S

San Francisco Public Library

Government Information Center
San Francisco Public Library
100 Larkin Street 5th Floor
San Francisco, CA 94102

REFERENCE BOOK

Not to be taken from the Library



Digitized by the Internet Archive
in 2014

https://archive.org/details/certificateofde2012sanf_0



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 56 Ringold St.	BLOCK/LOT(S) 3756/025	
CASE NO. 2008.0082E	PERMIT NO. 	PLANS DATED Dec. 2011

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JUL 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

RG

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is **not listed:**
GO TO STEP 5
- ☐ Project **does not conform** to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more** work descriptions:
GO TO STEP 5
- ☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: see HRRR dated 6/20/12

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Jeanie Poling
(415) 575-9072
jeanie.poling@sfgov.org

Preservation Planner: Rich Sucre
(415) 575-9108
richard.sucre@sfgov.org

Project Address: 56 Ringold Street
Block/Lot: 3756/025
Case No.: 2008.0082E

Date of Review: June 26, 2012 (Part II)

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1924, the subject building at 56 Ringold Street is a contributor to the Western SoMa Light Industrial and Residential Historic District. As part of the adopted South of Market Historic Resource Survey, the subject property was assigned a California Historic Resource Status Code (CHRSC) of "3D," which designates this property as:

- ☐ "3D" = "Appears eligible for NR as a contributor to a NR eligible district through survey evaluation."

As noted in the DPR 523D (District Record) form, this eligible historic district is described as:

The Western SoMa Light Industrial and Residential Historic District (Historic District) is primarily located in the western part of the South of Market (SoMa) Area Plan Historic Resource Survey area in San Francisco's South of Market neighborhood. In large part, the Historic District conforms to the area bounded by Mission Street to the north, 5th Street to the east, Harrison Street and Bryant Street to the south, and 13th Street to the west. (Pg. 1)

The Historic District is urban in character. It is entirely built out with buildings, nearly all of which are built out to the front and side property lines, and paved parking lots. Lots vary in width, but as in most of San Francisco, twenty-five feet is a basic unit of width. Primary streets are 82.5 feet wide, with larger buildings typically having fifty, seventy-five or one hundred foot wide lots, while alleys of varying widths from 20 to 75 feet, are nearly all the basic twenty-five feet. Streets within the area are asphalt paved,

lined by concrete sidewalks, and conform to the city grid of larger (100 *vara*²) blocks that are found south of Market Street. The grid is oriented diagonally in relation to the cardinal directions. The West Soma Light Industrial and Residential district is characterized by a mixture of property types. On primary streets, buildings are built of masonry construction, predominantly reinforced concrete; however, load bearing and steel or heavy timber brick construction is also found with great frequency. Buildings on alley streets are often smaller in scale and of wood frame construction with a cement plaster or stucco façade. Across the district, buildings range in height from ten to sixty feet, with most being two or three stories in height. Flat roofs are near universal. Few buildings have wood exterior cladding, a protective feature to guard against the spread of fires. (Pg. 2)

The Western SOMA Light Industrial and Residential District possesses 721 total properties. Of these resources, 478 properties are contributing resources, while 293 properties are non-contributing resources. This eligible historic district is significant under Criterion 1 (Events) and Criterion 3 (Architecture) as a representation of a noteworthy trend in development patterns; as an establishment of ethnic groups in San Francisco; as a group of properties that embody the distinctive characteristics of a type, period, or method of construction; and as a representation of a significant and distinguishable entity whose components may lack individual distinction. The eligible historic district's period of significance ranges from 1906 to 1936.

Based on its survey rating, 56 Ringold Street is considered a "Category A - Historical Resources" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☐ New Construction

PER DRAWINGS DATED:

December 2011, by: J.M.T. & Associates

PROJECT DESCRIPTION

The proposed project includes exterior alterations and construction of a two-story addition on top of a two-story building. The project would add two new dwelling units and a roof deck to the existing single-family residence. The exterior alterations on the primary facade facing Russ Street include removal of the non-historic security door, asbestos shingles, and masonry (plasticrete) base, and installation of new shiplap wood siding. The new two-story addition is setback approximately 15-ft from the front building wall on the third floor, and 30-ft from the building wall on the fourth floor. The new roof deck wall is setback an additional 45-ft from the front building wall. Currently, the existing building has full lot coverage. At the rear, the new addition is setback approximately 5-ft from the property line. The new addition would be clad with wood siding to match the existing wood siding of the historic property.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- ☐ Jonathan Pearlman, Elevation Architects, *Historic Resource Evaluation*, 56 Ringold Street, San Francisco, California (December 15, 2009).
-

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building and/or historic district would be materially impaired. The proposed project will not have a significant adverse impact on 56 Ringold Street, which is a contributing resource to the eligible Western SoMa Light Industrial and Residential Historic District. Further, the proposed project will not have a significant adverse impact on the eligible Western SoMa Light Industrial and Residential Historic District.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project would change the property's use from a single-family residence to a three-family residence. To accommodate the change in use, the proposed project would construct a two-story addition on the existing two-story residence. The new addition would feature a 15-ft setback from the front building wall on the third floor, and a 30-ft setback from the front building wall on the fourth floor. This type of setback allows for a two-story reading along the street face and assists in maintaining the two- and three-story scale of the alley streets within the surrounding historic district. Overall, the proposed project would maintain the historic property's character-defining features, particularly those features,

which contribute to the surrounding eligible historic district, including the wood siding, tabbed parapet, and double-hung wood-sash windows.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which include: low-to-moderate scale, wood siding, recessed residential entry, wood trim, double-hung wood-sash windows and tabbed parapet. No historic materials or features would be removed as part of the proposed project. The painted masonry base (plasticrete) and asbestos shingles are not historic materials, and do not contribute to the significance of the subject property or surrounding historic district. The project would restore some of the property's original historic character by installing new wood siding on the exterior. The project also assists in maintaining the overall scale of the subject building and the surrounding historic district by providing generous setbacks at the third and fourth floors that maintain the two- to three-story scale at the street face.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be simple in architectural character though different in detailing and construction.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The painted masonry base (plasticrete) and asbestos shingles are not historic materials, and have not garnered significance in their own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project would preserve distinctive features, finishes and construction techniques, including the wood siding, double-hung wood-sash windows and tabbed parapet. These notable features and examples of fine craftsmanship would not be impacted by the proposed project

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

In general, the proposed project adopts an ethos of repair over replacement. The historic exterior features, including the double-hung wood-sash windows and wood siding would be cleaned, painted, and repaired in place.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments. In general, historic materials, including the wood siding would be cleaned and repainted.

Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project would not include any foundation work or below ground excavation, and would not have the potential to impact any below ground archaeological resources.

Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and

shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes a new two-story addition, which would be constructed on top of the existing two-story building. The new addition does not destroy historic fabric that is characteristic of the subject building or the surrounding historic district. In general, this new addition is designed to be differentiated from the existing historic building in its overall architectural style, form and detailing (metal cable rails). The addition is deferential to the existing historic building in its overall massing and size, particularly due to the setbacks at the front and rear façades. Although differentiated from the historic building, the new addition is also compatible with the subject building and surrounding historic district in its overall simplicity of design, use of wood siding, and massing. The addition allows for a clear reading of the subject building and is minimally visible from the public right of ways. Further, the new work relates to the surrounding historic district by incorporating character-defining elements of the residential buildings, including extensive use of wood siding and simple rectangular massing. Overall, the proposed project maintains the integrity of the subject property and the surrounding historic district.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes a new two-story addition, which would be undertaken in such a manner that if removed in the future, the essential form and integrity of the subject property and the surrounding historic district would be unimpaired. The proposed project maintains the overall form of the subject building by retaining the two-story massing and maintaining the surrounding district's two- and three-story context along Ringold Street. The new addition has minimal to no impact upon the subject property's historic features, and overall the integrity of the subject property and district is maintained.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 7/6/2012

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2008\2008.0082

RS: G:\Documents\Environmental\2008.0082E 56 Ringold St\HRER_56 Ringold St_2012-06-26.doc

IMAGES



View of 56 Ringold Street



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

812 Corbett Ave.

BLOCK/LOT(S)

2779/001 B

CASE NO.

2012.0133E

PERMIT NO.

PLANS DATED

11/18/2011

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JUL 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

gah

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:**

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: per Preservation Team

Review on 7/9/2012 (attached)
Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6

CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Gretchen A. Hilgard
Gretchen A. Hilgard

7/9/2012

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED

FEB 07 2012

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current Schedule of Application Fees and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

	Provided	Not Applicable
PART 1 – EE APPLICATION CHECKLIST		
Two copies of this application with all blanks filled in		
Two sets of project drawings (see “Additional Information” at the end of page 4,)		
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee		
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2		
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b		
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8		
Additional studies (list)		

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

(For Staff Use Only) Case No.

Address: 812 Corbett Avenue



SAN FRANCISCO PLANNING DEPARTMENT

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner Bill Gravit Telephone No. 415-621-3574
Address 523 Duboce Avenue Fax. No. _____
San Francisco, CA 94117 Email bgbythsea@aol.com
Project Contact Yakuh Askew Telephone No. 415-920-1839
Company Y.A. studio Fax No. 415-920-1840
Address 2407 Harrison Street, Suite 2 Email yakuh@ya-studio.com
San Francisco, CA 94110

Site Information

Site Address(es): 812 Corbett Avenue
Nearest Cross Street(s) Hopkins Avenue
Block(s)/Lot(s) 2779 / 001B Zoning District(s) RM-1
Site Square Footage 3,863 sq.ft. Height/Bulk District 40-X
Present or previous site use Single-Family Residence
Community Plan Area (if any) _____

Project Description – please check all that apply

X Addition Change of use Zoning change New construction
X Alteration Demolition Lot split/subdivision or lot line adjustment
Other (describe) _____ Estimated Cost \$235,000

Describe proposed use Single-Family Residence

Front Yard and basement addition, and interior remodel, to include new bathrooms, new kitchen and bedrooms. Garage to be relocated closer to the street.



SAN FRANCISCO PLANNING DEPARTMENT

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a Supplemental Information Form for Historical Resource Evaluation. Instructions on how to fill out the form are outlined in the San Francisco Preservation Bulletin No. 16 (see pages 28–34 in Appendix B).	X	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		X
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____		X
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		X
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a Tree Disclosure Statement.	X	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		X
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor :		X
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.		X
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		X
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.		X
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.		X
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		X

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

(For Staff Use Only) Case No. _____

Address: 812 Corbett Avenue _____



SAN FRANCISCO PLANNING DEPARTMENT

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,325	1,325	+1,720	3,045
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	920	525	-395	525
Other (specify use)				
Total GSF	2,245	1,850	1,325	3,570
Dwelling units	1	1	0	1
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	1	1	+1	2
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	1	0	1
Height of building(s)	~20'		23'-6"	
Number of stories	2		2+basement	

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

(For Staff Use Only) Case No. _____

Address: 812 Corbett Avenue _____



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

MEETING DATE:	07/09/2012	DATE:	7/5/2012
----------------------	------------	--------------	----------

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT INFORMATION:	
Planner:	Gretchen Hilyard
Address:	812 Corbett Ave
Cross Streets:	Hopkins Ave and Romain Street
Block/Lot:	2779/001B
CEQA Category:	B
Art. 10/11:	N/A
BPA/Case No.:	2012.0133E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	11/18/2011
------------------------------------	------------

PROJECT ISSUES:
Is there a historic resource? Is there a historic district?

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA:		☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No
		Persons:	☐ Yes	☒ No
		Architecture:	☐ Yes	☒ No
		Potential to Yield:	☐ Yes	☒ No
	If yes, Individual Resource:	☐ Yes	☒ No	
	If yes, Historic District:	☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:		☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:		☐ Yes	☒ No	
Needs More Information:		☐ Yes	☒ No	
Requires Design Revisions:		☐ Yes	☐ No	
Defer to Residential Design Team:		☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Built in 1948, the building appears to be a spec house - no builder name identified. The neighborhood is mixed - no historic district. The building is also not individually eligible.

X 5ma2 Date: 7/10/2012
 Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 4066 26th St.	BLOCK/LOT(S) 6553/044
----------------------------------	--------------------------

CASE NO. 2012.0240E	PERMIT NO. n/a	PLANS DATED 2/25/2012
------------------------	-------------------	--------------------------

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JUL 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

galt

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated: ~~1/1/12~~

* Attach Historic Resource Evaluation Report

b. Other, please specify: per preservation team review on 7/9/2012 (attached).

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard

Planner's Signature

Gretchen A. Hilyard

Print Name

7/11/12

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

MAR 05 2012

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M.E.A.

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9107, monica.pereira@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)		☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): *Janine K. Perry*

(For Staff Use Only) Case No. 2012.0240E

Date: 3/4/2012

Address: 4066 28th St

Block/Lot: 6553/044

MAR 16 2012

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

PART 2 - PROJECT INFORMATION**Owner/Agent Information**Property Owner Jonathan Kaplan Telephone No. 415 307 5818Address 4066 26th street

Fax No. _____

San FranciscoEmail jonathan.kaplan@gmail.comProject Contact Please contact property owner

Telephone No. _____

Company _____

Fax No. _____

Address _____

Email _____

Site InformationSite Address(es): 4066 26th StreetNearest Cross Street(s) Sanchez St.Block(s)/Lot(s) 6553/044Zoning District(s) RH-2Site Square Footage 3,419 sq ftHeight/Bulk District 40-XPresent or previous site use residentialCommunity Plan Area (if any) N/A**Project Description - please check all that apply**☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment☐ Other (describe) _____ Estimated Cost \$175,000Describe proposed use Residential

Narrative project description. Please summarize and describe the purpose of the project.

- The property will be retrofitted to meet Passive House Institute energy efficiency certification standards with the goal of achieving zero on site energy demand.
- Building envelope from the ground floor to roof will be super-insulated. Existing wood siding on the south, west and north elevations will be removed and salvaged (to the extent feasible). Exterior insulation, sheathing, furring and siding (either salvaged wood siding or fiber-cement board) will be installed on these elevations.
- Seismic retrofitting will include installation of new sheathing on all four sides of building (none exists currently); and improved anchoring to foundation.
- Existing windows will be replaced with triple glazing in fiberglass or wood frames.
- Ceiling and roofline of northern section of the building (portion that is single story) will be elevated 2'7".
- Kitchen on ground floor will be remodeled and internal stair relocated.
- Southern wall of lower level will be moved southward 16" to be flush with existing wall of upper level (no change to building footprint).
- A new bathroom will be installed adjacent to the master bedroom on the second floor (replacing the original bathroom that was removed from this location in 1971). Existing bathroom on second floor to receive new finishes; tub to be replaced with shower.
- Specifications for electrical, mechanical, structural, internal and materials and finishes will be included in the permit application submitted to the Department of Building Inspection and are not included here.
- Existing skylight will be replaced with an operable, more energy efficient unit.
- No work proposed for garage or rear deck.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRE)* will be required. The scope of the HRE will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 8 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Variance may be needed for raising northern roof height by 27".	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1966	1966	33	1999
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				1999
Dwelling units	2	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	2	2	0	2
Loading spaces	0	0	0	0
Number of buildings	2	2	0	2
Height of building(s)	21'	21'	0	21'
Number of stories	2	2	0	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans; floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

MEETING DATE:	07/09/2012.	DATE:	7/5/2012
----------------------	-------------	--------------	----------

PROJECT INFORMATION:	
Planner:	Gretchen Hilyard
Address:	4066 26th Street
Cross Streets:	Noe and Sanchez Streets
Block/Lot:	6553/044
CEQA Category:	B
Art. 10/11:	N/A
BPA/Case No.:	2012.0240E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	2/25/2012
------------------------------------	-----------

PROJECT ISSUES:
Is there a historic resource? Is there a historic district?

PRESERVATION TEAM REVIEW:

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource per CEQA:			☐ Yes	☐ No *	☐ N/A
	Criteria	Events:	☐ Yes	☐ No	
		Persons:	☐ Yes	☐ No	
		Architecture:	☐ Yes	☐ No	
		Potential to Yield:	☐ Yes	☐ No	
	If yes, Individual Resource:		☐ Yes	☐ No	
	If yes, Historic District:		☐ Yes	☐ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☐ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Building constructed in 1961 by unnamed builder at Grant's General Drafting Service. Not individually distinctive such that would qualify as an individual historic resource. Late addition to neighborhood and would be outside the period of significance for any potential historic district.

X Smga Date: 7/10/2012
 Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

70-74 Gold Mine Drive

BLOCK/LOT(S)

7520/033

7520/034

CASE NO.

2011.1416E

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below)
(Lot 33)

☐ Demolition (requires HRER if over 50
years old) (Lot 34)

☐ New Construction

(Lot 34)

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally
permitted or with a CU. Lot 33

☒ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building;
commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.
Lot 34

NOTE:

If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

 Transportation: Does the project create six (6) or more net new parking
spaces or residential units? Does the project have the potential to adversely
affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of
nearby transit, pedestrian and/or bicycle facilities?

 Air Quality: Would the project add new sensitive receptors (specifically,
schools, colleges, universities, day care facilities, hospitals, residential
dwellings [subject to Article 38 of the Health Code], and senior-care
facilities)?

 Hazardous Materials: Would the project involve 1) change of use
(including tenant improvements) and/or 2) soil disturbance; on a site with a
former gas station, auto repair, dry cleaners, or heavy manufacturing use, or
on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

 Soil Disturbance/Modification: Would the project result in the soil
disturbance/modification greater than two (2) feet below grade in an
archeological sensitive area or eight (8) feet in non-archeological sensitive
areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

 Noise: Does the project include new noise-sensitive receptors (schools,
colleges, universities, day care facilities, hospitals, residential dwellings, and
senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

 Subdivision/Lot-Line Adjustment: Does the project site involve a
subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JUL 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

checked w/ MP -
no air quality impact -
7/18/2012

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5** Lot 33
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4** Lot 34
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 5
- ☐ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

Lot 33, see HREF attached

9. **Reclassification of property status** to Category C

a. Per ~~Environmental Evaluation~~ Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

Lot 34 only - see HREF attached

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Tina Tam

Print Name

Date

7/18/2012

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date June 21, 2012
Case No.: 2011.1416E
Project Address: 70 – 74 Gold Mine Drive
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 7520/033 and 034
Date of Review: June 21, 2012 (Part I)
June 21, 2012 (Part II)
Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org
Michael Smith (Preservation Planner)
(415) 558-6322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

70 – 74 Goldmine Drive is located on the north side of the street east of Diamond Heights Boulevard in the Diamond Heights neighborhood. The subject property consists of two irregularly shaped lots that measure approximately 38 feet in width, and more than 121 feet in depth, and are located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

Lot 034 is improved with a detached, single-car, garage that was constructed in 1948. The detached garage (74 Gold Mine Drive) is one-story in height and has a rectangular plan. The structure is constructed of cement block, topped with a composition shingled gabled roof with shiplap wood siding beneath the front end of the gable. The structure's primary elevation is its south elevation. The east elevation has one, six-paned metal framed window.

Lot 033 is improved with a two-story over basement, Queen Anne cottage that was constructed in 1895. The building is a two-story, wood-framed, single-family residence with a rectangular plan and a brick foundation. The building's south elevation is its primary street-facing elevation and it is set back substantially from the street. The primary entrance is recessed on an elevated porch that is accessed by a few stairs located on the left side of the building's primary elevation. The porch features a decorative wood frieze and a spindled post at the west corner. Adjacent to the porch is a canted bay window with three double-hung wood windows. The second floor cantilevers over the floor below with decorative brackets at the east corner where the bay window below is canted. A centered double-hung wood window with simple trim and small hood occupies the second floor beneath the gabled roof. Below the window is wood shiplap siding. The front gable is trimmed in simple wood fascia with fish scale shingles beneath the

gable surrounding the window. The east portion of the front elevation is setback approximately 12-feet from the front elevation and is topped with a side facing gabled roof that intersects the front gable to create a cross gabled roof. The building is finished in shiplap wood siding.

Pre-Existing Historic Rating / Survey

70 Gold mine Drive, also known as 30 Gold Mine Drive and 676 Valley Street, is considered a "Category A" property (Known Historical Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is included in *Here Today*, an adopted local survey. The detached garage located at 74 Gold Mine Drive is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1948).

Neighborhood Context and Description

70 - 74 Gold Mine Drive is located in the Diamond Heights neighborhood which is generally considered to be bordered by Portola Drive to the north, Diamond Heights Boulevard to the south and east, and O'Shaughnessy Boulevard to the west. The area was originally part of Rancho San Miguel which was owned by Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of San Miguel Rancho, from Jose de Jesus Noe in 1853. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. 70 Gold Mine Drive was located at the western boundary of Horner's Addition. The approximately 300 acres that comprised of Diamond Heights was too remote and remained underdeveloped and rustic well into the 1950s even after most of the Rancho had already been built out.

In 1955, the neighborhood became the first major project developed by the San Francisco Redevelopment Agency, development of which continued into the 70's. It was designed as a master planned community that was envisioned to be a modern small town within a city that would welcome households of all income levels. The new neighborhood was given the name Diamond Heights by the Redevelopment Agency. The plan included a shopping center, a church, schools, parks, and other institutional buildings relevant to modern communities. The result was a self-contained neighborhood providing almost a total array of services and conveniences for everyday living within its boundaries. Contrary to most San Francisco neighborhoods whose streets were plotted in a grid, Diamond Heights was designed with curvilinear streets that followed the contours of the hill side. Diamond Heights Boulevard was designed as the neighborhood's main thoroughfare.

Most of the properties that surround 70 Gold Mine Drive represent the post war development of the neighborhood. There are large apartment buildings located to the west of the property and mid-century, single-family dwellings located east of the property. Across the street to the south is a modern townhouse development. 70 Gold Mine Drive is clearly one of the first and last remaining turn of the century buildings from before the area was redeveloped. Though contextual, the detached garage was constructed much later than the original building.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☒ Yes ☐ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1895	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted a Historical Resource Evaluation prepared by the consultant, KDI Land Use Planning. Based upon information provided by the consultant and found within the Planning Department's background files, Preservation staff finds that 70 Gold Mine Drive is individually eligible for inclusion on the California Register under Criteria 1 and 3. However, with regards to the detached garage at 74 Gold Mine Drive, staff finds that the building is not individually eligible for inclusion on the California Register and does not contribute to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1895, 70 Gold Mine Drive represents the earliest development of the Diamond Heights neighborhood. The development of the Diamond Heights neighborhood is important

because it was the first time that San Francisco used its redevelopment powers that it was given in the passage of the Redevelopment Law of 1951 requiring massive Federal, State and City funding. 70 Gold Mine Drive stands to provide a historic counterpoint to the development of this unique neighborhood. Staff finds that this counterpoint is important in understanding how in their infancy redevelopment projects transformed and created neighborhoods.

It is therefore determined that the subject property is individually eligible for listing on the California Register under Criterion 1.

The detached garage, located at 74 Gold Mine Drive, dates from 1948 and therefore it does not provide a historic counterpoint to the development of the Diamond Heights neighborhood.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The earliest known owner of 70 Gold Mine Drive was Ingeborg Bryngleson whose name is also indicated on the property's first water tap records in 1907. However, Ms. Bryngleson is believed to have lived 640 Valley Street between 1905 and 1908. George A. Jewett was the first known occupant of the property from 1912 – 1913. For nearly six decades the property was held by various members of the Killpack Family. Records show that none of the property owners or tenants of the building were important to the local, regional or national past.

Therefore, neither 70 or 74 Gold Mine Drive is eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The original architect or designer of 70 Gold Mine Drive Street is unknown. The building is a rare example of a turn of the century farm house rendered in the Queen Anne style. The subject property is likely the last remaining such building in the Diamond Heights neighborhood. Most Queen Anne residences in Noe and Eureka Valleys were designed as row houses with side elevations that were hidden from view. Designed as a farm house, the subject building has finished side elevations. Though Noe and Eureka Valleys contain Queen Annes with more exuberant detailing and unique ornamentation, the subject property is somewhat removed from these neighborhoods. Furthermore, farm houses tended to have more restrained ornamentation. The property is unique amongst the mid-century and modern buildings that surround it. It is therefore determined that the subject property at 70 Gold Mine Drive is individually eligible for listing on the California Register under Criterion 3.

According to permit records, the property owner, William Killpack, is listed as the general contractor for the detached garage located at 74 Gold Mine Drive. Mr. Killpack was not a master architect and the property does not possess high artistic values, therefore, 74 Gold mine Drive is not eligible for listing on the California Register under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks

Setting:	☐ Retains	☒ Lacks
Feeling:	☒ Retains	☐ Lacks
Materials:	☒ Retains	☐ Lacks

70 Gold Mine Drive retains a good degree of integrity, having undergone few alterations since it was originally constructed in 1895. The most notable visible alteration to the property is the one-story horizontal addition at the rear of the building. The property lacks integrity of setting because the area surrounding the property that once was rural open grass lands is now a dense, urban neighborhood. Overall, 70 Gold Mine Drive conveys its significance as a turn of the century farm house rendered in the Queen Anne style.

The detached garage at 74 Gold Mine Drive also has good integrity but was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources. Therefore, an analysis of its integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include the following:

- Overall two-story building scale and mass.
- Ground floor canted bay window.
- Recessed entry porch with decorative wood frieze and a spindled post at the west corner
- Queen Anne ornamentation.

- Gabled roof with fish scale shingles beneath the gable.
- The substantial landscaped front setback.
- The side setbacks which make the building detached on all sides.
- The recessed notch at the east side of the building with a side facing gabled roof that intersects the front gable to create a cross gabled roof.
- Wood double-hung windows.
- Shiplap wood siding.

CEQA Historic Resource Determination

70 Gold Mine Drive

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

74 Gold Mine Drive

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature:  Date: 7/13/12
Tina Tam, Senior Preservation Planner

PART II: PROJECT EVALUATION

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: May 25, 2012

Project Description

The proposal is to demolish the detached garage on lot 034, merge lots 033 and 034 and subdivide it into three lots, one of which would be flag shaped. All lots would be 2,500 square-feet or larger and have a minimum of 16-feet of frontage on Gold Mine Drive. The two western most of the newly created lots would each be developed with a three-story, single-family dwelling that respectively measures 3,046 and 3,087 habitable square-feet. The single-family dwelling at 70 Gold Mine Drive would be retained and rehabilitated, including replacement of the one-story addition at the rear with a two-story addition. The additions to the 70 Gold Mine Drive would add off-street parking to the building and approximately 852 square-feet of habitable area to the existing single family residence. Other alterations to the property include altering the dormer on the west side of the roof and adding a dormer to the east side of the roof.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on 70 Gold Mine Drive, a known resource that is listed in Here Today, and been deemed individually eligible for the California Register of Historical Resources as a rare example of a turn of the century farm house rendered in the Queen Anne style.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the applicable Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The subject building would continue to be used as a single-family dwelling though it would be rehabilitated to accommodate the needs of modern living. The most notable change to the building would be the introduction of off-street parking and the addition at the rear. The addition would be set behind the historic structure and be minimally visible from the street. The historic building's character-defining features that are listed above in the Part 1 analysis would not be altered. Instead, the features would be preserved and restored/reconstructed where needed.

Lot 034, located to the west of 70 Gold Mine Drive, though reminiscent of the open space that once surrounded the property is not a character defining feature because the property's setting has already been compromised by contemporary infill construction. The development on lot 034 would be set back from the historic structure to allow it to express its detached, farm house nature. Therefore, the relative change in the building's setting would be considered a minimal change.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following: wood siding, slanted bay windows, wood trim, brackets, entry porch, gabled roof with fish scale shingles beneath, building scale at the street, and Queen Anne ornamentation. Overall, the project would preserve all of the aforementioned features. Further, the proposed rear addition would result in the removal of a more recent addition to the building that is neither original fabric nor a character-defining feature of the property.

As stated above, lot 034 is not a character defining feature because the property's setting has already been compromised by contemporary infill construction. The development on lot 034 would be set back from the historic structure to allow it to express its detached, farm house nature.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed addition is contemporary and does not include the addition of conjectural elements or architectural features from other buildings. Therefore, the project would not create a false sense of historical development.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

There are no alterations to the subject building that have acquired significance in their own right. The project would remove a one-story addition that was constructed at an unknown date from the rear of the building. The addition in question has not garnered historic significance in its own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The original craftsmanship found in the ornamentation and detailing that characterizes the building's front façade would be preserved.

For these reasons the proposed project complies with Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Though they appear to be present, some of the building's exterior features are in poor condition and may require repair or replacement. The repaired or replaced feature will match the old in design, color, materials, texture and other visual qualities.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Chemical or physical treatments are not required for the rehabilitation of the existing building.

Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project would not significantly disturb subsurface soils.

Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

An existing one-story addition at the rear of 70 Gold Mine would be replaced by a two-story addition that would be a few feet taller than the historic building. The addition is compatible with the historic building because it located at the rear of the building where it would be minimally visible from the street. Other features that will make the addition compatible with the historic building are its gabled roof, 5' X 5' notch at the west side, and wood siding. These features are differentiated from the building's historic features in that the gabled roof would have a gentler pitch, the 5' X 5' notch would provide a break that clearly delineates the new construction, and the width of the wood siding on the addition would be smaller than the siding on the historic building.

The two new single-family dwellings would also be compatible with the historic building. The building's would be separated from the historic building and their taller size, scale, and roofline would help the property transition to the existing large apartment building to the west.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Though it would be highly unlikely, the addition to the rear of the building could be removed to restore the building's historic form and integrity. The same is true of the two single-family dwellings that are proposed.

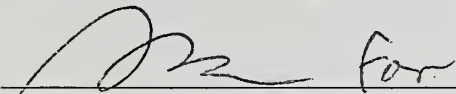
Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The project would not make any substantial changes to the building's character-defining features such that the building would no longer convey its significance. As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

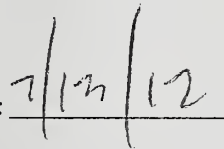
PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____



Tina Tam, Senior Preservation Planner

Date: _____

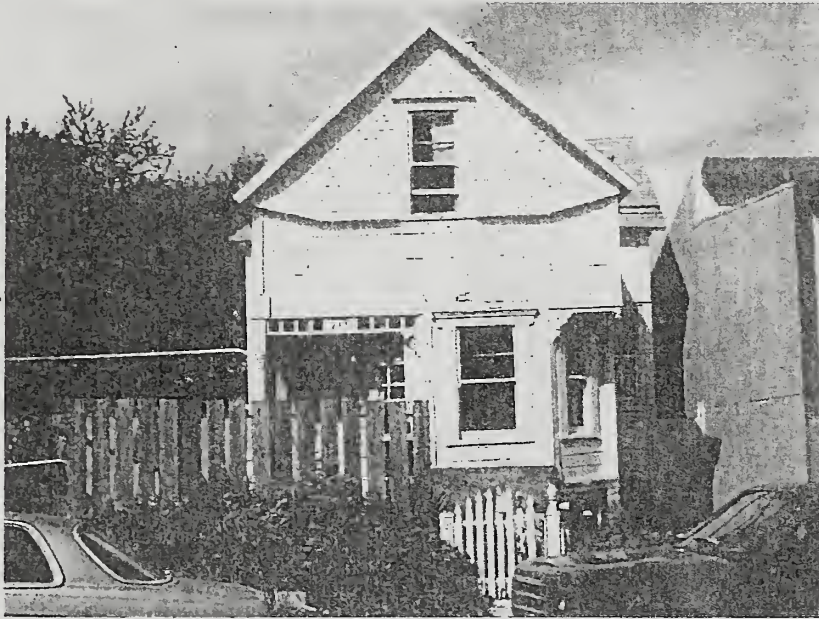


cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



Historic Resource Evaluation

Category B/Alteration or Demolition Proposed (Building over 50 Years of Age) – Supplemental Information



70 GOLD MINE DRIVE PROJECT

Publication Date: April 3, 2008

Submitted to:

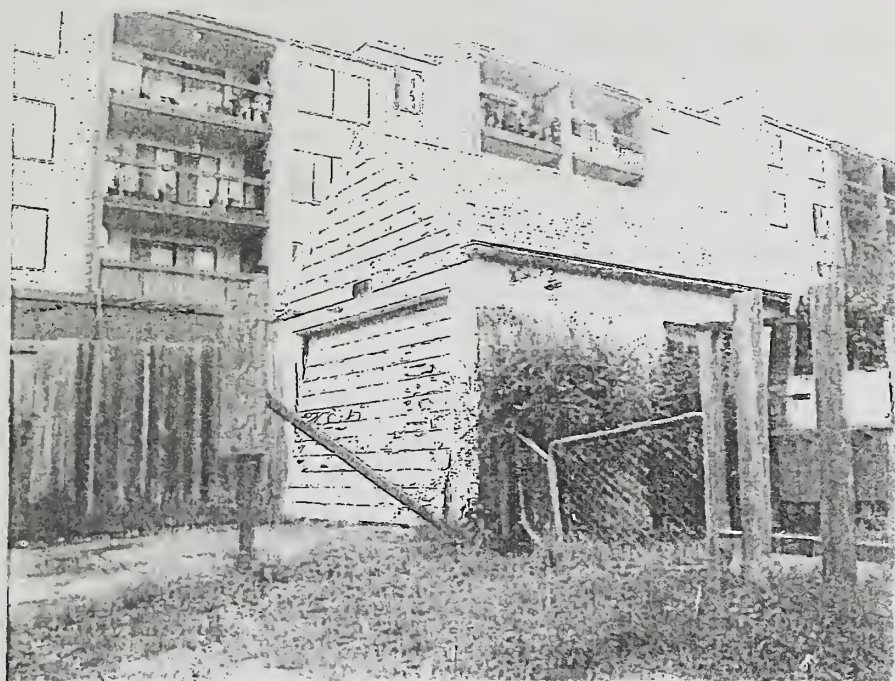
San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Prepared by KDI Land Use Planning



Historic Resource Evaluation

Category B/Alteration or Demolition Proposed (Building over 50 Years of Age) – Supplemental Information



74 GOLD MINE DRIVE (GARAGE) PROJECT

Publication Date: November 17, 2011

Submitted to:

San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Prepared by KDI Land Use Planning





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2012.0032E
Project Address: 100 Van Ness Avenue
Zoning: C-3-G (Downtown-General)
120/200-R-2 Height and Bulk District
Van Ness & Market Downtown Residential Special Use District (SUD)
Market and Octavia Neighborhood Plan
Block/Lot: 0814/020
Lot Size: 15,500 square feet
Project Sponsor: Marc Babsin, Emerald Fund Inc., (415) 489-1313
Staff Contact: Brett Bollinger – (415) 575-9024
brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the east side of Van Ness Avenue at the corner with Fell Street in the Market and Octavia Area Plan, and comprises the block bounded by Hayes Street to the north, Fell Street to the south, and Polk Street to the east within the Downtown/Civic Center neighborhood. The project site is currently occupied by a 29-story, 488,420 square-foot (sf) office building with ground-floor retail, a 112-space off-street parking garage accessed from Van Ness Avenue and an off-street loading space accessed from Fell Street. The proposed project would involve retention of the existing building structure, a change of use from office to residential, renovation of the interior of the building to create 399 residential units and 6,375 sf of ground-floor retail, re-skinning of the exterior of the building, removal of a portion of the mechanical floor at the top of the building to replace it with common open space for project residents, the addition of six (6) parking spaces in the existing garage through restriping, the provision of three (3) car share parking spaces, and the provision of approximately 120 bicycle parking spaces in secure rooms on the third and fourth floors. The building height would remain at 400 feet.

(Continued on next page.)

EXEMPT STATUS:

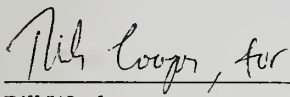
Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

REMARKS:

Please see next page.

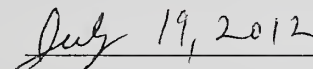
DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



Bill Wycko
Environmental Review Officer

cc: Marc Babsin, Project Sponsor
Historical Distribution List
Marvis J. Phillips



Date

GOVERNMENT
DOCUMENTS DEPT

Supervisor Kim, District Six
Sue Hestor

JUL 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION (CONTINUED):

The unit mix is 11% studios, 51% one-bedrooms, and 38% two-bedrooms. The proposed project also involves retention of the off-street parking garage, including the loading space, and would move the parking garage entrance from Van Ness Avenue to Hayes Street within five (5) years after building completion. Project construction would take approximately 16 months.

Floors 1 and 2 of the building would have new curved faces, inset from the flat face of the building tower, along the Van Ness Avenue and Fell Street frontages. The proposed design would also add a divider between the building column at the corner of Fell Street and Van Ness Avenue and the face of the curved exterior wall, to prevent air flow between the column and the exterior glass curtain wall.

The building directly to the east of 100 Van Ness Avenue, 42-50 Fell Street, is a Category I Significant Building under Article 11 of the Planning Code and an historic resource for the purposes of CEQA. The following design modifications have been incorporated into the proposed Project:

A new joint would be installed between 100 Van Ness Avenue and 42-50 Fell Street buildings to ensure that:

- water, moisture or debris are not trapped between buildings;
- excessive amounts of water do not flow onto 42-50 Fell Street;
- earthquake damage is minimized; and
- exterior material of the new joint is not reflective or shiny.

Prior to construction:

- The brick-clad steel and concrete exterior walls would be carefully surveyed and any cracks would be noted.
- Crack gauges would be installed and monitored to assure that there is no structural movement caused by construction activities.
- The 42-50 Fell Street metal windows would be photographically documented. Any broken elements would be replaced to match the existing.

During construction:

- The clay tile roof of 42-50 Fell Street would be protected from falling pieces of construction debris, and any broken tiles would be replaced to match the existing.
- The decorative finial at the property line between 100 Van Ness Avenue and 42-50 Fell Street would be carefully protected during construction with plywood or other impact resistant material.
- Other elements would be noted and crack gauges installed as necessary.

The east exterior wall of 100 Van Ness Avenue along the property line that faces 42-50 Fell Street would be blank, or minimally articulated, at the street level. Simple stucco, or an equivalent unreflective material, of a single color would be installed as a finish for this level.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to a) those which

are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, and d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed Project, then an EIR need not be prepared for that project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects peculiar to the 100 Van Ness Avenue mixed-use project described above, and incorporates by reference information contained within the Market and Octavia Neighborhood Plan Final EIR (EIR). Project specific studies and analysis summarized in this determination were prepared for the proposed Project at 100 Van Ness Avenue to determine if there would be significant impacts attributable to the proposed Project. This analysis examined that Project's potential environmental effects on transportation, noise, air quality, and wind.

This determination assesses the proposed Project's potential to cause environmental impacts and concludes that the proposed Project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the EIR. This determination does not identify new or additional information that would alter the conclusions of the EIR. This determination also identifies a mitigation measure contained in the EIR that would be applicable to the proposed Project at 100 Van Ness Avenue. Relevant information pertaining to prior environmental review conducted for the EIR is included below, as well as an evaluation of potential environmental effects.

Background

On April 5, 2007, San Francisco Planning Commission certified the EIR for the Market and Octavia Plan Area (Case No. 2003.0347E; State Clearinghouse No. 2004012118). The EIR analyzed amendments to the Planning Code and Zoning Maps and to the Market and Octavia Area Plan, an element of the San Francisco General Plan. The EIR analysis was based upon an assumed development and activity that were anticipated to occur under the Market and Octavia Plan. Since the 100 Van Ness Avenue project site includes an existing 400-foot office building which is proposed for a change of use from office/retail uses to residential/retail uses, the density was assumed and envisioned as a site with residential uses with the incorporation of the Van Ness & Market Downtown Residential Special Use District (SUD) within the Market and Octavia Neighborhood Plan.

The Van Ness & Market Downtown Residential SUD is comprised of parcels zoned C-3-G in the Market Octavia Neighborhoods Plan area. This SUD is comprised of parcels focused at the intersections of Van Ness Avenue at Market Street and South Van Ness Avenue at Mission Street, along with parcels on both sides of Market and Mission Streets between 10th and 12th Streets. This district is intended to be a transit-oriented, high-density, mixed-use neighborhood with a significant residential presence. This area is encouraged to transition from largely a back-office and warehouse support function to downtown into a more cohesive downtown residential district, and serves as a transition zone to the lower scale residential and neighborhood commercial areas to the west of the C-3. This area was initially identified in the Downtown Plan of the General Plan as an area to encourage housing adjacent to the downtown. As part of the city's Better Neighborhoods Program, this concept was fully articulated in the Market and Octavia Neighborhood Plan.

Subsequent to the certification of the EIR, in May 30, 2008, the Board of Supervisors approved, and the Mayor signed into law, revisions to the Planning Code, Zoning Maps, and General Plan that constituted

the “project” analyzed in the Market and Octavia Neighborhood Plan EIR. The legislation created several new zoning controls which allows for flexible types of new housing to meet a broad range of needs, reduces parking requirements to encourage housing and services without adding cars, balances transportation by considering people movement over auto movement, and builds walkable “whole” neighborhoods meeting everyday needs. The Plan, as evaluated in the EIR and as approved by the Board of Supervisors, accommodates the proposed use, design and density of the 100 Van Ness Avenue building.

As noted in the EIR, “individual projects that could occur in the future under the Plan would undergo project level evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and additional environmental review would be required.” This determination concludes that the proposed change of use at 100 Van Ness Avenue is consistent with and was encompassed within the analysis in the EIR for the Market and Octavia Neighborhood Plan, that the EIR adequately described the impacts of the proposed 100 Van Ness Avenue Project, and identified the necessary mitigation measures in the EIR, as adapted for project-specific conditions described in this Certificate of Exemption. The proposed Project is also consistent with the zoning controls for the Project site. Therefore, the 100 Van Ness Avenue Project is consistent with the adopted Market and Octavia Plan EIR, its impacts are adequately addressed in the EIR, and no further CEQA evaluation is necessary.

Potential Environmental Impacts

The Market and Octavia Neighborhood Plan EIR included analyses of environmental issues including: plans and policies; land use and zoning; population, housing, and employment; urban design and visual quality; shadow and wind; cultural (historical and archeological) resources; transportation; air quality; noise; hazardous materials; geology, soils and seismicity; public facilities, services, and utilities; hydrology; biology; and growth inducement. The proposed 100 Van Ness Avenue Project is in conformance with the height, use and density for the site described in the EIR and would represent a small part of the growth that was forecast for the Market and Octavia Neighborhood in the EIR. Thus, the project analyzed in the EIR considered incremental impacts of the proposed 100 Van Ness Avenue Project. As a result, the proposed Project would not result in any new or substantially more severe impacts than were identified in the EIR. The following discussion demonstrates that the Project would not result in significant impacts beyond those analyzed in the EIR, including assessment of Project-specific impacts related to historic resources, transportation, air quality, wind, and noise.

Historic Resources

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a “Category C” property (Not a Historic Resource) for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures because it is less than 50 years old (constructed 1976).

The subject property is located in a mixed-use area with diverse building types including residential, office, educational, civic and commercial. The subject property is located immediately adjacent to 42-50 Fell Street to the west. It was built in 1932 and is attributed to Willis Polk. It is listed in Article 11 of the Planning Code as a Significant Building (Category 1) and is a historical resource. The subject property is also located directly across Van Ness Avenue from the southwestern-most block of the locally-listed Civic Center Historic District. The district includes one of the most realized collections of City Beautiful Movement buildings in America and its central focus is City Hall. The district is also listed on the National Register; however, the boundary and the federally listed district do not reach as far south as the

locally listed district. The closest building to the subject property within the locally designated Civic Center Historic District is the High School of Commerce, local Landmark No. 140, located at 135 Van Ness Avenue.

The Planning Department Preservation Staff concurs¹ with the findings of the consultant prepared Historic Resource Evaluation Report², that the proposed Project would have no significant adverse impact to historic resources. Staff finds that altering the cladding material and articulation of the existing building would not adversely affect the integrity of either the individual resources or the historic district. The building located at 42-50 Fell Street is the only historic resource that would be materially affected by the Project. However, the proposed design and construction methods would ensure an appropriate treatment of the joint between the two buildings and the protection of the resource during the construction phase. The joint between the two buildings would protect the historic building from potential water damage and would not detract from the historic character of the building. The historic 42-50 Fell Street building would be surveyed prior to construction and protected during construction to ensure that its good condition is maintained. Also, the monochromatic, flat-finished cladding material at the lower level of the east façade at 100 Van Ness Avenue would create a compatible yet modern third wall for the historic courtyard that maintains the setting of the resource.

Regarding the Project's effect on the setting of the adjacent resources, the subject building's location far to the south of the main axis of the Civic Center Historic District would be sufficient so that the new materials and articulation would not create a distraction from City Hall that could damage or destroy the district's integrity. Also, the material and coloration of the new design would also blend with the backdrop of the sky more so than the existing concrete cladding, possibly reducing its visual impact from views within the district. Finally, the proposed glass curtain wall would be less reflective than the existing glass at 100 Van Ness Avenue, so that the project would reduce potential glare and light reflection on adjacent resources. For these reasons, the Department finds that the project would have no adverse impact to historic resources. Therefore, the proposed project would not result in peculiar impacts related to historic architectural resources.

Transportation

The Market and Octavia Neighborhood Plan EIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership. Thus, the EIR identified eight transportation mitigation measures, including implementation of traffic management strategies and transit improvements. Even with mitigation, however, it was anticipated that the significant adverse effects at certain local intersections and the cumulative impacts on certain transit lines could not be fully mitigated. Thus these impacts were found to be significant and unavoidable, and a Statement of Overriding Considerations with findings was adopted as part of the Market and Octavia Neighborhood Plan approval on May 30, 2008.

Trip Generation

Trip generation of the proposed Project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, July 13, 2012.

² Johanna Street, *Historic Resource Evaluation Report 100 Van Ness Avenue*, May 31, 2012. The report is available for review as part of Case File No. 2012.0032E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Planning Department.³ The site is located in the City's C-3 traffic analysis area. The proposed change of use from office to residential would result in an increase of 407,235 sq. ft. of residential use (existing 421,005 sq. ft. of office), and approximately 1,820 sq. ft. of new retail use (existing 4,555 sq. ft. of retail to be retained). The approximately 413,610 sq. ft. proposed residential and retail uses on the Project site would generate about 4,326 gross person trips (inbound and outbound) on a weekday daily basis, consisting of 874 person trips by auto, 1,761 transit trips, 1,461 walk trips and 230 trips by other modes, including bicycle. During the PM peak hour, the proposed Project would generate 669 PM peak hour person-trips of which 129 would be auto trips, 291 would be transit trips, 219 would be walk trips, and 31 would be other, including bicycle.

It should be noted that the proposed Project would displace existing office use on the Project site. When determining the trip generation for the proposed Project, the number of existing trips and future trips (by mode) was calculated. The Project travel demand, therefore, would be provided for the number of net-new trips (i.e. the number of trips generated by the new uses less the number of trips generated by the existing uses to be removed) that was developed through this modeling process. In other words, the Project would receive trip credits for the number of existing trips that would be eliminated as part of the proposed Project. As shown in tables below, there is a minimal difference in trip generation when comparing the existing uses (office/retail) with the proposed uses (residential/retail). The estimated net-new travel demand (in person-trips) after accounting for a trip generation credit for existing uses resulted in an increase of five (5) PM peak hour vehicle trips.

	Mode Split (Person-Trips)			
	Existing Uses		Proposed Project	
	Daily Person-Trips	PM Peak Hour Person-Trips	Daily Person-Trips	PM Peak Hour Person-Trips
Auto	2,595	230	874	129
Transit	3,755	386	1,761	291
Walk	1,454	64	1,461	219
Other	499	29	230	31
Total	8,303	709	4,326	670

Net New Person-Trips	
Existing Uses	8,303
Proposed Uses	4,326
Net New Total	-3,977

PM Peak Hour Net New Person-Trips	
Existing Uses	709
Proposed Uses	670
Net New Total	-39

PM Peak Hour Net New Vehicle Trips	
Existing Uses	99
Proposed Uses	104
Net New Total	+5

These estimated five (5) net new PM peak hour vehicle trips would travel through the intersections surrounding the Project block, but would not substantially increase traffic volumes at these intersections.

³ San Francisco 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines), May 17, 2012, updated June 21, 2012. These calculations are available for review as part of Case File No. 2012.0032E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

The proposed Project would result in a minor increase in the average delay per vehicle at these intersections, but the increase would not be substantial or noticeable, and the proposed Project would not significantly change the existing Levels of Service (LOS) at the intersections surrounding the Project site.

Traffic

Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco.

According to the Market and Octavia Neighborhood Plan EIR, the following intersections in the vicinity are anticipated to fail under 2025 Cumulative conditions with the addition of the Plan traffic during weekday PM peak hour: Market Street/Van Ness/South Van Ness (one block away) at LOS E and Van Ness/Hayes Street (one block away) at LOS F. Under the same conditions, the intersection of Van Ness/Fell Street (Project site) is anticipated to operate at LOS D.

With implementation of the proposed Project, it is not anticipated that intersections around the Project site would deteriorate to unacceptable levels. However, if they did, these conditions would occur with or without the Project, and the proposed Project's contribution of five (5) PM peak hour vehicle trips would not be a substantial proportion of the overall traffic volume or the new vehicle trips generated by these projects, should they be approved. Since the proposed Project would not contribute considerably to 2025 Cumulative conditions, it would therefore not have any significant cumulative transportation impacts.

Transit

The proposed change of use to residential would result in a reduction of 1,994 daily transit person trips when compared with the existing office use. The project site is well-served by several local and regional transit lines, including seven Muni bus lines (6, 9, 9L, 16X, 21, 47, 49, 71, and 71L), seven Muni Metro lines (J, K, L, M, N, T, and F) and the recently approved Van Ness Bus Rapid Transit (BRT).

The decrease in daily transit trips, as a result of the proposed project, would not result in any significant or noticeable impacts upon transit services in the project area or affect transit operations. Additionally, the proposed Project would not substantially interfere with any nearby transit routes. Loading activities would remain on Fell Street, which does not have any transit service. Similarly, vehicles accessing the proposed new off-street parking garage entrance on Hayes Street would result in minimal interference with the 21 Hayes transit service along Hayes Street. Therefore, the project would have a less-than-significant impact on transit.

The Market and Octavia Neighborhood Plan EIR identified significant and unavoidable cumulative impacts relating to the degradation of transit service as a result of increases in delays at the following intersections in the PM peak hour: Hayes Street/Van Ness Avenue, Hayes Street/Franklin Streets, and Hayes Street/Gough Street. Mitigation measures were proposed to address these impacts related to changes to street configurations and traffic patterns. Even with mitigation, however, cumulative impacts were found to be significant and unavoidable and a Statement of Overriding Considerations with findings was adopted as part of the Market and Octavia Neighborhood Plan EIR approval. The proposed project would not conflict with the implementation of these mitigation measures, and it is likely that the significant and unavoidable cumulative transit conditions would occur with or without the proposed

Project. The proposed Project's change of use to residential would result in a reduction to the overall transit volume generated by Market and Octavia projects, should they be approved. The proposed Project would not contribute significantly to 2025 Cumulative Conditions; therefore, it would not have a significant cumulative transit impact.

Loading

The Project site currently contains one loading space accessed from Fell Street and would retain the loading space as part of the proposed Project. Based on the SF Guidelines, the Project's residential uses are expected to generate approximately fourteen service vehicle trips per day, while the retail uses are expected to generate approximately one service vehicle trip per day. Under Section 152 of the Planning Code, the proposed Project would be required to have one off-street freight loading space since the site includes more than 100,000 square feet of residential use. No off-street loading spaces would be required for the retail uses.

Pedestrian and Bicycle Conditions

The EIR notes that the Market and Octavia Neighborhood Plan area contains several key bicycle corridors, and that the generally flat terrain combined with major thoroughfares that traverse the project area and the density and mix of uses in the project area provide for bicycle travel. The EIR notes also that the Neighborhood Plan area contains several key pedestrian corridors, and the Plan includes new pedestrian facilities and amenities. The EIR did not identify significant impacts related to bicycle and pedestrian conditions as a result of Plan implementation.

The proposed Project would not cause a substantial amount of pedestrian and vehicle conflicts, as there are adequate sidewalk and crosswalk widths. The proposed project includes improving the exterior lighting and sidewalks along the project's perimeter.

Planning Code Section 155.5 requires 113 bicycle parking spaces for the proposed Project (For projects over 50 dwelling units, 25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50). The proposed Project would provide a total of 121 bicycle parking spaces.

There are four bicycle routes near the project site: Route 20 along Grove Street, Route 25 along Polk Street, Route 32 on Page Street, and Route 50 on Market Street. As part of the proposed Project the entrance to the off-street parking garage would be moved to Fell Street, which does not include a bicycle route. Although the proposed Project and the Market and Octavia Neighborhood Plan would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle or pedestrian travel in the area.

Parking

The proposed Project would retain the existing 112 off-street parking spaces. Based on the methodology presented in the 2002 Transportation Guidelines, on an average weekday, the demand for parking would be 515 spaces. Thus, the Project would have an unmet parking demand of 463 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to

month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131a). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The Project area is well-served by public transit, which provides alternatives to auto travel. Therefore, the creation of, or increase in parking demand resulting from a proposed Project that cannot be met by existing or proposed parking facilities would not be considered a significant effect.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the Project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed Project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Air Quality

Article 38 of the San Francisco Health Code requires new residential development near high-volume roadways to include upgraded ventilation systems to minimize exposure of future residents to particulate matter (DPM) and other pollutant emissions, as well as odors. Since the proposed Project would include the addition of 399 residential units the project sponsor has agreed to install air filters in all residential units that will reduce PM_{2.5} by 80% to comply with Article 38.⁴

The Market and Octavia FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and short-term construction exhaust emissions. Project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. The Market and Octavia Neighborhood Plan EIR identified a significant impact related to construction air quality and determined that *Mitigation Measure*

⁴ 100 Van Ness Associates, LLC. *100 Van Ness Air Filtration Letter*. June 6, 2012. The letter is available for review as part of Case File No. 2012.0032E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

5.8.A – *Construction Mitigation Measure for Particulate Emissions* would reduce effects to a less-than-significant level. Subsequently, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008), with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work, in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures set forth by the San Francisco Building Code ensure that potential dust-related air quality impacts would be reduced to a less-than-significant level. Since the Project would comply with the Construction Dust Control Ordinance, the Project would not result in a significant impact related to construction dust. Compliance with the Construction Dust Control Ordinance, as applicable, would ensure that dust-related air quality impacts during Project construction would be less than significant.

The Market and Octavia FEIR identified a significant impact related to short-term construction exhaust emissions from construction equipment and determined that Mitigation Measure 5.8B – *Construction Mitigation Measure for Short-Term Exhaust Emissions* would reduce effects to a less-than-significant level. Since the proposed Project includes construction activities, this mitigation measure would apply. Compliance with the Construction Emissions Minimization measures would result in less than significant impacts from construction vehicles and equipment. In accordance with the Market and Octavia FEIR requirements, the project sponsor has agreed to implement the Construction Emissions Minimization Mitigation Measure, as updated below.

Project Mitigation Measure 1: Construction Emissions Minimization:

A. *Construction Emissions Minimization Plan.* Prior to issuance of a construction permit, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. The Plan shall detail project compliance with the following requirements:

1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:
 - a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited;
 - b) All off-road equipment shall have:
 - i. Engines that meet or exceed either USEPA or ARB Tier 2 off-road emission standards, *and*
 - ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).⁵
 - c) Exceptions:
 - i. Exceptions to A(1)(a) *may* be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation.

⁵ Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required.

- ii. Exceptions to A(1)(b)(ii) *may* be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii).
- iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment as provided by the step down schedules in Table A1 below.

TABLE A1
OFF-ROAD EQUIPMENT COMPLIANCE STEP DOWN SCHEDULE*

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

*How to use the table. If the requirements of A(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.

**Alternative fuels are not a VDECS

- 2. The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than *two* minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.
- 3. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.
- 4. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification

number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.

5. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan to members of the public as requested.

- B. *Reporting.* Monthly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.

Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.

- C. *Certification Statement and On-site Requirements.* Prior to the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications.

Wind

Wind impacts are directly related to building design and articulation and the surrounding site conditions. The Market and Octavia FEIR identified a potentially significant impact related to new construction and determined that *Mitigation Measure 5.5B1: Wind Mitigation Measure – Buildings in Excess of 85 feet in Height* and *Mitigation Measure 5.5B2: Wind Mitigation Measure – All New Construction* would reduce effects to less-than-significant levels. Mitigation Measures 5.5B1 and 5.5B2 requires the application of design standards to new buildings and alterations and standards to reduce the potential for ground-level wind currents from exceeding pedestrian comfort levels. Since the proposed project would involve alteration of the existing 100 Van Ness Avenue building, which is currently 400 feet in height and would remain the same height as part of the proposed Project, the Project could have the potential to result in significant wind impacts; therefore, Mitigation Measure 5.5B1 and 5.5B2 would apply to the Project.

Wind tunnel testing was performed for the proposed Project in June 2012⁶ to evaluate pedestrian wind conditions, the results of which are summarized in the following discussion. Pedestrian-level wind speeds were measured at selected points for the building as it presently exists and with the proposed changes in place to quantify resulting pedestrian-level winds in public spaces adjacent to 100 Van Ness.

The existing setting represents the building and vicinity as it presently exists and also includes approved buildings that are under construction. For the cumulative development scenario, approved buildings that are not yet built as well as proposed buildings in the vicinity are modeled and included as though they were fully constructed.

⁶ ESA, *Technical Memorandum-Potential Planning Code Section 148 Wind Impacts*, July 13, 2012. The letter is available for review as part of Case File No. 2012.0032E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Setting

Tall buildings and structures can strongly affect the wind environment for pedestrians. Groups of structures tend to slow the winds near ground level, due to the friction and drag of the structures themselves on winds. Buildings that are much taller than their surrounding buildings intercept and redirect winds that might otherwise flow overhead, and bring them down the vertical face of the building to ground level, where they create ground-level wind and turbulence. These redirected winds can be relatively strong and also relatively turbulent, and can be incompatible with the intended uses of nearby ground-level spaces. In addition, building designs that present tall flat surfaces square to strong winds can create ground-level winds that can prove to be hazardous to pedestrians in the vicinity.

The comfort of pedestrians varies under different conditions of sun exposure, temperature, clothing, and wind speed. Winds up to 4 miles per hour (mph) have no noticeable effect on pedestrian comfort. With velocity from 4 to 8 mph, wind is felt on the face. Winds from 8 to 13 mph will disturb hair, cause clothing to flap, and extend a light flag mounted on a pole, while winds from 13 to 19 mph will raise loose paper, dust and dry soil, and will disarrange hair. For wind velocities from 19 to 26 mph, the force of the wind will be felt on the body. At 26 to 34 mph, umbrellas are used with difficulty; hair is blown straight; there is difficulty in walking steadily; and wind noise is unpleasant. Winds over 34 mph increase difficulty with balance and gusts can blow people over.

Regulatory Framework

Planning Code Section 148: In order to provide a safe and comfortable wind environment for people in San Francisco, the City has established wind comfort and hazard criteria to be used in the evaluation of a proposed building. San Francisco Planning Code Section 148, Reduction of Ground-Level Wind Currents, outlines wind reduction criteria for the Downtown Commercial (C-3) Districts, including the Project site.

The Planning Code requires buildings to be shaped so as not to cause ground-level wind currents to exceed defined comfort and hazard criteria, which the Code defines in terms of equivalent wind speeds⁷, an average wind speed (mean velocity), adjusted to include the level of gustiness and turbulence. Planning Code Section 148 establishes equivalent wind speeds of 7 mph as the comfort criterion for seating areas and 11 mph as the comfort criterion for areas of substantial pedestrian use, and states that new buildings and additions to buildings may not cause ground-level winds to exceed these levels more than 10% of the time year-round between 7:00 a.m. and 6:00 p.m.

If existing wind speeds exceed the comfort level, or when a project would result in exceedances of a comfort criterion, an exception may be granted, pursuant to Section 309, if the building or addition cannot be designed to meet the criteria "without creating an unattractive and ungainly building form and without unduly restricting the development potential" of the site, and it is concluded that the exceedance(s) of the criteria would be insubstantial "because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded."

Section 148 also establishes a hazard criterion, an equivalent wind speed of 26 mph as averaged for a single full hour of the year. Under Section 148, new buildings and additions may not cause wind speeds

⁷ Equivalent mean wind speed is defined as the mean wind speeds, multiplied by the quantity (one plus three times the turbulence intensity) divided by 1.45. This amplifies the equivalent mean wind speed values when turbulence intensity is greater than 15%.

that meet or exceed this hazard criterion and no exception may be granted for buildings that result in winds that exceed the hazard criterion.

The comfort criteria are based on wind speeds that are measured and averaged for one minute; this is the same basis for the extensive wind speed data in the meteorological record for San Francisco. In contrast, the hazard criterion is based on winds that are measured and averaged for one hour; when stated on the same averaging time basis as the comfort criteria winds and the wind data in the meteorological record, the hazard criterion speed is restated as a one-minute⁸ average of 36 mph.

This analysis of the wind effects of the proposed Project was performed using the wind testing analysis and evaluation methods that are used for Section 148, the text of which is attached to this technical memorandum.

CEQA Significance Standards for Wind Effects: The City uses the wind criteria from the Planning Code in the environmental evaluation of proposed projects. Whether or not a project site is located in a C-3 district, the wind comfort and hazard criteria from Section 148 are used to evaluate the significance of the project's wind impacts for the purposes of CEQA.

Reflecting Section 148's prohibition of a building that would cause a wind hazard, the City considers any meaningful project-related increase in wind hazard, in terms of the total number of hours of hazard created or hours added to the existing wind hazard, to be a significant adverse environmental impact. As a consequence, CEQA would require that any feasible mitigation measures be implemented to eliminate the project's meaningful contribution to the hazard.

Based on Section 148's prescription for compliance with the seating and pedestrian comfort criteria, the CEQA evaluation considers non-compliance with the wind comfort criteria to be a less-than-significant environmental impact. If the non-compliance cannot be eliminated by mitigation measures, Section 148 requires an exception in accordance with the provisions of the Code. The exception must be supported by findings that conclude that the "exceedance(s) of the criteria would be insubstantial"; such findings further support the conclusion that these comfort criteria impacts are less-than-significant environmental effects.

Summaries of Tests

Three building scenarios were modeled and tested in the wind tunnel. They are: 1) Existing Setting, 2) Project in the Existing Setting, and 3) Project in the Cumulative Development Setting. Three wind directions were tested for each: Northwest (NW), West-Northwest (WNW) and West (W). City of San Francisco *Planning Code* Section 148 requirements were used for evaluation of wind test data to determine impacts for the purposes of environmental review in San Francisco.

Test 1 - Existing Setting

The existing setting consists of the existing high-rise building on the Project site and the other existing buildings in the vicinity. Among the approved projects, only one has progressed to a stage of construction that warrants removing an existing building or modifying the building site – construction has begun on the 1455 Market Street building, at Tenth and Market Street. The site of the approved project at 55 Ninth Street is vacant, so that building is not considered "existing".

⁸ Arens, E. *et al.*, "Developing the San Francisco Wind Ordinance and its Guidelines for Compliance," Building and Environment, Vol. 24, No. 4, p. 297-303, 1989.

The Project area is characterized by very strong and turbulent winds. Wind hazards are known to occur at various locations on Van Ness Avenue, Fell and Polk Streets, as well as on Market Street, and beyond. Wind hazards are also known to occur at various locations to the north of the site, into and beyond the Civic Center Plaza area.

Existing Comfort Criterion Conditions

Under existing conditions, the average of the existing 10% exceeded wind speeds measured at 30 test points is 14.6 mph. Wind speeds range from 8 to 25 mph. The highest wind speed (25 mph) occurs on the south side of Fell Street, mid-block between Van Ness Avenue and Polk Street.

Wind speeds at 21 of the 30 test points exceed the pedestrian-comfort criterion of Planning Code Section 148. Wind speeds are highest, ranging from 12 to 25 mph, on Fell Street between Van Ness Avenue and Polk Street, and across Market Street on Tenth Street. Wind speeds are lowest on and west of Van Ness Avenue, on Hayes Street, and on Market Street west of Tenth Street.

Existing Hazard Conditions

The wind hazard criterion of Planning Code Section 148 is currently exceeded at five of the 30 test locations. Four hazard locations lie along Fell Street, between Van Ness Avenue and Polk Street and one hazard location lies across Market Street at Tenth Street. The annual duration of these five existing wind hazards totals 406 hours.

Test 2 - Project

The Project, the modified 100 Van Ness Avenue high-rise building, was added to the Existing Setting, replacing the existing building, to constitute the test scenario.

Project Comfort Criterion Conditions

With the Project, wind conditions would be quite similar to existing wind conditions. Wind speeds would range from 9 to 25 mph and the average of the 10% exceeded wind speeds would be 14.4 mph. One existing pedestrian-comfort criterion exceedance that now occurs at the southeast corner of Van Ness Avenue and Fell Street would be eliminated by a slight decrease in wind speed. As a result, ten test points would then meet the Planning Code pedestrian-comfort criterion of 11 mph.

Compared to existing conditions, the Project would result in wind speed changes of 1 mph or less at 27 of the 30 locations. Wind speeds would increase 2 mph at two locations on Polk Street near Hayes Street. Typically, changes in wind speeds of less than 2 mph are insignificant. Wind speed would decrease by 3 mph adjacent to the Project site, at the northeast corner of Van Ness Avenue and Fell Street.

Project Hazard Conditions

Adding the Project would not increase the number or change the location of existing wind hazards, but would decrease the annual duration of all existing hazards by 156 hours, to bring the total to 250 hours, which is roughly 3/5 of the existing hazard duration. The annual duration of the existing hazard at the northeast corner of Van Ness Avenue and Fell Street would be decreased by 14 hours.

Overall, the Project's changes in the existing vicinity wind comfort and wind hazard conditions would be beneficial, in that the 10% exceeded wind speeds and the durations of existing hazards would be reduced, although those changes would be small in magnitude and limited in extent.

Test 3 - Cumulative Development

The Cumulative Scenario adds certain approved and potential projects to the Project scenario described under Test 2. The projects included in the Cumulative Development under Test 3 include:

- 55 Ninth Street, on the east side of the street between Mission and Market Streets;
- The tower addition to the Fox Plaza building complex, located across Market Street from the Project block;
- 1400 Mission Street, located at the northwest corner of Tenth and Mission Streets and 1415 Mission Street, located at the southwest corner of Tenth and Mission Streets, to the west of the Project block;
- 1510-1540 Market Street, just west of Van Ness Avenue, includes a 400 ft. high-rise tower that would affect winds approaching the site from the west and west-northwest;
- 1321 Mission Street, at Ninth Street, a new building 120 ft high; and,
- A series of 50-ft. residential buildings on the Freeway Parcels along Octavia Street.

Of these, only the Freeway Parcel buildings are upwind of the 100 Van Ness Avenue site. However, the overall effect of the added buildings immediately downwind of the Project site would be to slow and redirect winds that approach the Project site.

Comfort Criterion Conditions

With Cumulative development, wind conditions would be quite similar to existing and Project conditions; the average of the wind speeds measured for all 30 test points would be 14.4 mph. Wind speeds would range from 9 to 24 mph. The Cumulative scenario would eliminate one existing exceedance of the pedestrian-comfort criterion and add three new exceedances of the pedestrian-comfort criterion, for a total of 21 exceedances among the 30 test points, the same number as under the existing conditions.

Compared to Project conditions, the Cumulative scenario would result in wind speed changes of 1 mph or less at 26 of the 30 locations. At the remaining four locations, the wind speed changes would range from decreases of 2 mph to increases of 3 mph and 6 mph.

Cumulative development would alter the wind conditions on Van Ness Avenue south of Fell Street and along Market Street, resulting in increases in wind speeds on Van Ness Avenue, and in smaller decreases in wind speeds on Market and Tenth Streets. Cumulative development is also likely to result in wind speed changes at other locations well outside of the Project test area.

There would be no substantive changes to the wind speeds on Van Ness Avenue adjacent to the Project site or farther north, nor would there be wind speed changes along Fell Street, where the reductions in wind speed that result from the Project would remain.

In the Cumulative test, the Project should have little to no effect on winds at locations other than the locations identified in Tests 1 and 2, which show those wind effects attributable to the Project.

Hazard Conditions

Under Cumulative development, the Planning Code wind hazard criterion would continue to be exceeded at all five existing hazard locations. Under the Cumulative scenario, the number of wind hazards and their total annual duration would be the same as under the Project. There would be changes

in the durations of the individual hazards, but the total, 247 hours, would not be significantly different from the 250-hour annual duration for the Project.

Conclusion

Since the proposed Project would comply with the guidelines outlined in the Market and Octavia Neighborhood Plan EIR Mitigation Measures 5.5B1 and 5.5B2, the Project would result in no wind hazard exceedances; therefore, the proposed Project would not result in peculiar impacts related to wind. As outlined in the Wind Study results, the Project would not have the potential to cause wind speeds to exceed the wind hazard threshold beyond those under existing conditions, and therefore would not result in a significant impact.

Noise

The Market and Octavia Neighborhood Plan EIR identified development as increasing noise associated with exterior electrical and mechanical equipment on new buildings; however, this noise would be a less-than-significant impact within the context of the existing ambient noise levels from traffic on Van Ness Avenue, Fell Street, and Hayes Street.

Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including trucks, cars, Muni buses, emergency vehicles, and land use activities, such as commercial businesses and periodic temporary construction related noise from nearby development, or street maintenance. Noises generated by residential and commercial uses are common and generally accepted in urban areas. The noise generated by the occupants of the proposed residential and retail uses would not be considered a significant impact of the proposed Project. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The residential units developed as part of the proposed Project would be required to provide an interior noise environment below 45 dBA⁹ in compliance with Title 24 of the California Code of Regulations and to incorporate noise reduction measures as outlined in Policy 10.2 of the San Francisco General Plan. The property at 100 Van Ness Avenue is surrounded by two streets with noise levels above 75 dBA: Van Ness Avenue and Hayes Street. As required under the Housing Element EIR, new residential development located along streets with such noise levels require a noise study to identify potential noise-generating uses within the project vicinity, and to take at least one 24-hour noise measurement. A noise study was prepared for the proposed Project.¹⁰ The noise study demonstrates that Title 24 standards can be met, and that there are no particular circumstances about the project site that appear to warrant heightened concern about noise levels in the vicinity. The study also shows that the roof top common open space and private deck open space required under the *Planning Code* for 100 Van Ness Avenue is protected from existing ambient noise levels that could prove annoying or disruptive to users of the open space. With required Title 24 measurements, the potential for noise impact would be considered less than significant.

⁹ The dBA, or A weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

¹⁰ Charles M Salter Associates Inc., *100 Van Ness Avenue Noise Study*, February 10, 2011. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2012.0032E.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The Noise Ordinance requires that construction work be conducted in the following manner: 1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); 2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) to best accomplish maximum noise reduction; and 3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m., unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 16 months, occupants of nearby properties could be disturbed by construction noise and possibly vibration. There may be times when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level as the contractor would be obliged to comply with the City's Noise Ordinance.

Compliance with the noise ordinance would reduce most potential construction noise impacts to a less than significant level, including noise effects on residential uses in the immediate vicinity, which are considered sensitive receptors.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on June 21, 2012, to owners of properties within 300 feet of the project site, adjacent occupants, and neighborhood groups. One comment was received regarding existing wind conditions and the potential effects of the project on wind conditions.

Conclusion

The Market and Octavia Neighborhood Plan EIR incorporated and adequately addressed all potential impacts of the proposed project at 100 Van Ness Avenue. As described above, the 100 Van Ness Avenue project would not have any additional or peculiar significant adverse effects not examined in the Market and Octavia Neighborhood Plan EIR, nor has any new or additional information come to light that would alter the conclusions of the EIR. Thus, the proposed project at 100 Van Ness Avenue would not result in any environmental impacts substantially greater than described in the EIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed Project is also exempt under Section 21083.3 of the California Public Resources Code.

Attachment A Community Plan Exemption Checklist

Case No.: 2012.0032E
Project Address: 100 Van Ness Avenue
Zoning: C-3-G (Downtown-General)
120/200-R-2 Height and Bulk District
Van Ness & Market Downtown Residential Special Use District (SUD)
Market and Octavia Neighborhood Plan
Block/Lot: 0814/020
Lot Size: 15,500 square feet
Project Sponsor: Marc Babsin, Emerald Fund Inc., (415) 489-1313
Staff Contact: Brett Bollinger – (415) 575-9024
brett.bollinger@sfgov.org

A. PROJECT DESCRIPTION

The project site is located on the east side of Van Ness Avenue at the corner with Fell Street in the Market and Octavia Area Plan, and comprises the block bounded by Hayes Street to the north, Fell Street to the south, and Polk Street to the east within the Downtown/Civic Center neighborhood. The project site is currently occupied by a 29-story, 488,420 square-foot (sf) office building with ground-floor retail, a 112-space off-street parking garage accessed from Van Ness Avenue and an off-street loading space accessed from Fell Street. The proposed project would involve retention of the existing building structure, a change of use from office to residential, renovation of the interior of the building to create 399 residential units and 6,375 sf of ground-floor retail, and re-skinning of the exterior of the building. The building height would remain at 400 feet. The proposed project also involves retention of the off-street parking garage, including the loading space, and would move the parking garage entrance from Van Ness Avenue to Hayes Street. Project construction would take approximately 16 months.

Approvals

The following project approval, including exceptions, would be required from the San Francisco Planning Commission: Planning Code Section 309 (Permit Review in C-3 Districts). Within the Section 309 review the project sponsor is requesting exceptions, which include:

- Exceptions to the setback and rear yard requirements as permitted in Sections 132.1 and 134(d);
- Exceptions to the limitation on residential accessory parking as permitted in Section 151.1(e);

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable Programmatic Final EIR (EIR) for the plan area. Items checked "Sig. Impact Identified in EIR" identify topics for which a significant impact is identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the EIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the EIR, the item is checked "Proj. Contributes to Sig. Impact Identified in EIR." Mitigation measures identified in the EIR applicable to the proposed project are identified in the text of the Certificate of Determination for each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the EIR.

All items for which the project would have no impact are checked "No Impact," and are discussed below.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Have a substantial impact upon the existing character of the vicinity?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan is intended to change the existing land use character of the project area to a transit-oriented, high-density mixed-use neighborhood. The Market and Octavia Neighborhood Plan Environmental Impact Report (EIR) analyzed the proposed land use changes and determined that the Market and Octavia Neighborhood Plan would not result in a significant adverse impact in land use character.

The proposed Project would involve retention of the existing building structure, a change of use from office to residential, renovation of the interior of the building to create 399 residential units and 6,375 sf of ground-floor retail, and re-skinning of the exterior of the building. The project site is located within the Van Ness & Market Downtown Residential Special Use District (SUD), which is comprised of the parcels zoned C-3-G in the Market and Octavia Plan area. This SUD is generally comprised of parcels focused at the intersections of Van Ness Avenue at Market Street and South Van Ness Avenue at Mission Street, along with parcels on both sides of Market and Mission Streets between 10th and 12th Streets. The SUD is intended to be a transit-oriented, high-density, mixed-use neighborhood with a significant residential presence. This area is encouraged to transition from largely a back-office and warehouse support function to downtown into a more cohesive downtown residential district, and serves as a transition zone to the lower scale residential and neighborhood commercial areas to the west of the C-3 district. A notable amount of large citywide commercial and office activity would remain in the area, including government offices supporting the Civic Center and City Hall. This area was initially identified in the Downtown Plan of the General Plan as an area to encourage housing adjacent to the downtown. As part of the city's Better Neighborhoods Program, this concept was fully articulated in the Market and Octavia Area Plan, and is described therein. The SUD has no density limit for residential uses by lot area, but by the applicable requirements and limitations within the *Planning Code*, including but not limited to height, bulk, setbacks, open space, and exposure, as well as by the Market & Octavia Area Plan Fundamental Principles for Design, other applicable design guidelines, applicable elements and area plans of the General Plan, and

design review by the Planning Department. Therefore, the proposed 100 Van Ness Avenue project would not physically disrupt or divide an established community.

As determined by the Citywide and Current Planning sections of the San Francisco Planning Department, the proposed project is (i) consistent with the Market and Octavia Neighborhood Plan, (ii) satisfies the requirements of the General Plan and the Planning Code, and (iii) is eligible for a Community Plan Exemption.^{11,12} Therefore, the project would have no significant impacts related to land use.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan envisioned the character of the Plan Area as experiencing incremental change from a mid-rise area with a mix of residential and commercial uses and parking lots to a vibrant, full-service urban neighborhood of mid- to high-rise residential and mixed-use buildings in distinct locations. Designated areas of open space, landscaped public rights-of-way, and enclaves of older housing and commercial buildings would intersperse this area. The greatest amount of aesthetic change under the Plan is expected to occur in the Western South of Market (SoMa) neighborhood and on the Central Freeway parcels along the Octavia Boulevard corridor.

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed Project would remain visible from most residential and commercial buildings within the project site vicinity. Since the proposed Project would retain its height of 400 feet, private views on private property would not be altered as part of the Project and the Project would not change the visual aesthetics of the surrounding area. In addition, the change in exterior façade would not result in impacts commonly

¹¹ Jose Campos, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis*, 100 Van Ness Avenue. This document is on file and available for review as part of Case File No. 2012.0032E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

¹² Kelley Amdur, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Current Planning*, 100 Van Ness Avenue. This document is on file and available for review as part of Case File No. 2012.0032E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

expected in an urban setting, and the exterior re-skinning of the existing building façade would not impact views that would constitute a significant impact under the CEQA.

<i>Topics:</i>		<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
3.	POPULATION AND HOUSING— Would the project:				
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b)	Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan is anticipated to result in a net increase of 7,620 residents by the year 2025. The EIR determined that while the Plan would generate household growth, it would not cause an adverse physical impact as it would focus new housing development in San Francisco in an established urban area that has a high level of transportation and other public services that can accommodate the proposed residential increase.

The proposed project is located within the Market and Octavia Neighborhood Plan that calls for transit oriented development, infill housing development, jobs, and services near the existing transportation infrastructure. Planning Department staff has determined that the proposed project, a change of use to a residential mixed-use building with approximately 399 dwelling units and approximately 6,375 square feet of retail space, is consistent with the Market and Octavia Neighborhood Plan.

The proposed Project is not anticipated to create a substantial demand for increased housing, and would help to satisfy the Plan's goal of increasing the affordable housing supply by providing on-site affordable housing units (15% of the Project units) in the City. Additionally, the project would pay the Market and Octavia Affordable Housing Fee, as required by Planning Code 416. The additional 1,820 square-feet of retail space added to the existing 4,555 square-feet (6,375 square-feet in total) would create approximately five (5) jobs¹³. Additionally, the proposed Project would not displace substantial numbers of people, because the existing office building is currently largely vacant. As such, construction of replacement housing would not be necessary.

The development of 100 Van Ness Avenue into infill housing in an existing neighborhood well-served by transit and other public services would not have significant physical environmental impacts due to

¹³ The estimated number of retail employees is based on the project's proposed retail space (6,375 sq. ft.) divided by 350, equating to 1 job for every 350 sq. ft., derived from Table C-1 of the *Transportation Impact Analysis Guidelines*, San Francisco Planning Department, October 2002.

population, housing and employment growth. The site's development would fall into the range of effects discussed in the EIR and would not have a peculiar significant physical environmental impact.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Historic Architectural Resources

Please see Certificate of Determination for discussion of this topic.

Archeological Resources

The Market and Octavia Neighborhood Plan EIR identified potential archeological impacts and identified four archeological mitigation measures that would reduce impacts on archeological resources to less than significant. Since no excavation or soil disturbance below the existing building and below-grade garage is proposed as part of the Project, the proposed Project would not result in peculiar impacts related to archeological resources, and no mitigation is required.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
5. TRANSPORTATION AND CIRCULATION—Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Please see Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☐	☐	☐	☒

Please see Certificate of Determination for discussion of this topic.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
7. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Please see Certificate of Determination for discussion of this topic.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
8. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Greenhouse Gases

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG's has been implicated as the driving force for global climate change. The primary GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor.

While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs include hydrofluorocarbons, perfluorocarbons, and sulfur

hexafluoride, and are generated in certain industrial processes. Greenhouse gases are typically reported in "carbon dioxide-equivalent" measures (CO₂E).¹⁴

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.¹⁵

The Air Resources Board (ARB) estimated that in 2006 California produced about 484 million gross metric tons of CO₂E (MMTCO₂E), or about 535 million U.S. tons.¹⁶ The ARB found that transportation is the source of 38 percent of the State's GHG emissions, followed by electricity generation (both in-state and out-of-state) at 22 percent and industrial sources at 20 percent. Commercial and residential fuel use (primarily for heating) accounted for 9 percent of GHG emissions.¹⁷ In the Bay Area, fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) and the industrial and commercial sectors are the two largest sources of GHG emissions, each accounting for approximately 36% of the Bay Area's 95.8 MMTCO₂E emitted in 2007.¹⁸ Electricity generation accounts for approximately 16% of the Bay Area's GHG emissions followed by residential fuel usage at 7%, off-road equipment at 3% and agriculture at 1%.¹⁹

REGULATORY SETTING

In 2006, the California legislature passed Assembly Bill No. 32 (California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), also known as the Global Warming Solutions Act. AB 32 requires ARB to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

Pursuant to AB 32, ARB adopted a Scoping Plan in December 2008, outlining measures to meet the 2020 GHG reduction limits. In order to meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business as usual emissions levels, or about 15 percent from today's levels.²⁰ The Scoping Plan estimates a reduction of 174 million metric tons of CO₂E (MMTCO₂E) (about 191 million U.S. tons) from the transportation, energy, agriculture, forestry, and high global warming potential sectors, see table below. ARB has identified an implementation timeline for the GHG reduction

¹⁴ Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

¹⁵ California Climate Change Portal. Frequently Asked Questions About Global Climate Change. Available online at: <http://www.climatechange.ca.gov/publications/faqs.html>. Accessed November 8, 2010.

¹⁶ California Air Resources Board (ARB), "California Greenhouse Gas Inventory for 2000-2006— by Category as Defined in the Scoping Plan." http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_scopingplan_2009-03-13.pdf. Accessed March 2, 2010.

¹⁷ *Ibid.*

¹⁸ Bay Area Air Quality Management District, Source Inventory of Bay Area Greenhouse Gas Emissions: Base Year 2007, Updated: February 2010. Available online at: http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/Emission%20Inventory/regionalinventory2007_2_10.ashx. Accessed March 2, 2010.

¹⁹ *Ibid.*

²⁰ California Air Resources Board, California's Climate Plan: Fact Sheet. Available online at: http://www.arb.ca.gov/cc/facts/scoping_plan_fs.pdf. Accessed March 4, 2010.

strategies in the Scoping Plan.²¹ Some measures may require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Additionally, some emissions reductions strategies may require their own environmental review under CEQA or the National Environmental Policy Act (NEPA).

GHG Reductions from the AB 32 Scoping Plan Sectors²²

GHG Reduction Measures By Sector	GHG Reductions (MMT CO ₂ E)
Transportation Sector	62.3
Electricity and Natural Gas	49.7
Industry	1.4
Landfill Methane Control Measure (Discrete Early Action)	1
Forestry	5
High Global Warming Potential GHGs	20.2
Additional Reductions Needed to Achieve the GHG Cap	34.4
Total	174
Other Recommended Measures	
Government Operations	1-2
Agriculture- Methane Capture at Large Dairies	1
Methane Capture at Large Dairies	1
Additional GHG Reduction Measures	
Water	4.8
Green Buildings	26
High Recycling/ Zero Waste	
• Commercial Recycling	
• Composting	
• Anaerobic Digestion	9
• Extended Producer Responsibility	
• Environmentally Preferable Purchasing	
Total	42.8-43.8

AB 32 also anticipates that local government actions will result in reduced GHG emissions. ARB has identified a GHG reduction target of 15 percent from current levels for local governments themselves and notes that successful implementation of the plan relies on local governments' land use planning and urban growth decisions because local governments have primary authority to plan, zone, approve, and permit land development to accommodate population growth and the changing needs of their jurisdictions.

The Scoping Plan relies on the requirements of Senate Bill 375 (SB 375) to implement the carbon emission reductions anticipated from land use decisions. SB 375 was enacted to align local land use and transportation planning to further achieve the State's GHG reduction goals. SB 375 requires regional transportation plans, developed by Metropolitan Planning Organizations (MPOs), to incorporate a "sustainable communities strategy" in their regional transportation plans (RTPs) that would achieve GHG emission reduction targets set by ARB. SB 375 also includes provisions for streamlined CEQA review for some infill projects such as transit-oriented development. SB 375 would be implemented over the next several years and the Metropolitan Transportation Commission's 2013 RTP would be its first plan subject to SB 375.

²¹ California Air Resources Board. AB 32 Scoping Plan. Available Online at: http://www.arb.ca.gov/cc/scopingplan/sp_measures_implementation_timeline.pdf. Accessed March 2, 2010.

²² *Ibid.*

Senate Bill 97 (SB 97) required the Office of Planning and Research (OPR) to amend the state CEQA guidelines to address the feasible mitigation of GHG emissions or the effects of GHGs. In response, OPR amended the CEQA guidelines to provide guidance for analyzing GHG emissions. Among other changes to the CEQA Guidelines, the amendments add a new section to the CEQA Checklist (CEQA Guidelines Appendix G) to address questions regarding the project's potential to emit GHGs.

The Bay Area Air Quality Management District (BAAQMD) is the primary agency responsible for air quality regulation in the nine county San Francisco Bay Area Air Basin (SFBAAB). As part of their role in air quality regulation, BAAQMD has prepared the CEQA air quality guidelines to assist lead agencies in evaluating air quality impacts of projects and plans proposed in the SFBAAB. The guidelines provide procedures for evaluating potential air quality impacts during the environmental review process consistent with CEQA requirements. On June 2, 2010, the BAAQMD adopted new and revised CEQA air quality thresholds of significance and issued revised guidelines that supersede the 1999 air quality guidelines. The *2010 CEQA Air Quality Guidelines* provide for the first time CEQA thresholds of significance for greenhouse gas emissions. OPR's amendments to the CEQA Guidelines as well as BAAQMD's *2010 CEQA Air Quality Guidelines* and thresholds of significance have been incorporated into this analysis accordingly.

Project GHG Emissions

The proposed Project would generate greenhouse gas emissions, but not in levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.

The most common GHGs resulting from human activity are CO₂, CH₄, and N₂O.²³ State law defines GHGs to also include hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These latter GHG compounds are usually emitted in industrial processes, and therefore not applicable to the proposed project. Individual projects contribute to the cumulative effects of climate change by directly or indirectly emitting GHGs during construction and operational phases. Direct operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

The proposed Project (change of use, interior construction, and façade re-skinning) would at most minimally increase the activity onsite by establishing a residential use with retail in place of the existing office and retail use which could result in an increase in vehicle trips and in energy use. The Project could also result in an increase in overall water usage which generates indirect emissions from the energy required to pump, treat and convey water and could also result in an increase in discarded landfill materials. Therefore, the proposed Project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and operations associated with energy use, water use and wastewater treatment, and solid waste disposal.

²³ Governor's Office of Planning and Research. *Technical Advisory- CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review*. June 19, 2008. Available at the Office of Planning and Research's website at: <http://www.opr.ca.gov/ceqa/pdfs/june08-ceqa.pdf>. Accessed March 3, 2010.

As discussed above, the BAAQMD has adopted CEQA thresholds of significance for projects that emit GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified Greenhouse Gas Reduction Strategy, as defined in the 2010 CEQA Air Quality Guidelines. On August 12, 2010, the San Francisco Planning Department submitted a draft of the City and County of San Francisco's *Strategies to Address Greenhouse Gas Emissions* to the BAAQMD.²⁴ This document presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco's Qualified Greenhouse Gas Reduction Strategy in compliance with the BAAQMD's 2010 CEQA Air Quality Guidelines and thresholds of significance.

San Francisco's GHG reduction strategy identifies a number of mandatory requirements and incentives that have measurably reduced greenhouse gas emissions including, but not limited to, increasing the energy efficiency of new and existing buildings, installation of solar panels on building roofs, implementation of a green building strategy, adoption of a zero waste strategy, a construction and demolition debris recovery ordinance, a solar energy generation subsidy, incorporation of alternative fuel vehicles in the City's transportation fleet (including buses and taxis), and a mandatory composting ordinance. The strategy also identifies 42 specific regulations for new development that would reduce a project's GHG emissions.

San Francisco's climate change goals are identified in the 2008 Greenhouse Gas Reduction Ordinance as follows:

- By 2008, determine the City's 1990 GHG emissions, the baseline level with reference to which target reductions are set;
- Reduce GHG emissions by 25 percent below 1990 levels by 2017;
- Reduce GHG emissions by 40 percent below 1990 levels by 2025; and
- Reduce GHG emissions by 80 percent below 1990 levels by 2050.

The City's 2017 and 2025 GHG reduction goals are more aggressive than the State's GHG reduction goals as outlined in AB 32, and consistent with the State's long-term (2050) GHG reduction goals. San Francisco's *Strategies to Address Greenhouse Gas Emissions* identifies the City's actions to pursue cleaner energy, energy conservation, alternative transportation and solid waste policies, and concludes that San Francisco's policies have resulted in a reduction in greenhouse gas emissions below 1990 levels, meeting statewide AB 32 GHG reduction goals. As reported, San Francisco's 1990 GHG emissions were approximately 8.26 million metric tons (MMT) CO₂E and 2005 GHG emissions are estimated at 7.82 MMT CO₂E, representing an approximately 5.3 percent reduction in GHG emissions below 1990 levels.

The BAAQMD reviewed San Francisco's *Strategies to Address Greenhouse Gas Emissions* and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's CEQA Guidelines (2010) and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB 32 goals, and also serve as a model from which other communities can learn."²⁵

Based on the BAAQMD's 2010 CEQA Air Quality Guidelines, projects that are consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions* would result in a less than significant impact

²⁴ San Francisco Planning Department. *Strategies to Address Greenhouse Gas Emissions in San Francisco*. 2010. The final document is available online at: <http://www.sfplanning.org/index.aspx?page=1570>.

²⁵ Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: <http://www.sfplanning.org/index.aspx?page=1570>. Accessed November 12, 2010.

with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's *Strategies to Address Greenhouse Gas Emissions*, new development and renovations/alterations for private projects and municipal projects are required to comply with San Francisco's ordinances that reduce greenhouse gas emissions. Applicable requirements are shown below.

Regulation	Requirements
Emergency Ride Home Program	All persons employed in San Francisco are eligible for the emergency ride home program.
Transit Impact Development Fee (Administrative Code, Chapter 38)	Establishes the following fees for all commercial developments. Fees are paid to the SFMTA to improve local transit services.
Bicycle parking in Residential Buildings (Planning Code, Section 155.5)	(A) For projects up to 50 dwelling units, one Class 1 space for every 2 dwelling units. (B) For projects over 50 dwelling units, 25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50.
Car Sharing Requirements (Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.
Parking requirements for San Francisco's Mixed-Use zoning districts (Planning Code Section 151.1)	The Planning Code has established parking maximums for many of San Francisco's mixed use districts.
San Francisco Green Building Requirements for Energy Efficiency (SF Building Code, Chapter 13C)	Under the Green Point Rated system and in compliance with the Green Building Ordinance, all new residential buildings will be required to be at a minimum 15% more energy efficient than Title 24 energy efficiency requirements.
San Francisco Green Building Requirements for Stormwater Management (SF Building Code, Chapter 13C) Or San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	Requires all new development or redevelopment disturbing more than 5,000 square feet of ground surface to manage stormwater on-site using low impact design. Projects subject to the Green Building Ordinance Requirements must comply with either LEED® Sustainable Sites Credits 6.1 and 6.2, or with the City's Stormwater ordinance and stormwater design guidelines.

San Francisco Green Building Requirements for solid waste (SF Building Code, Chapter 13C)	Pursuant to Section 1304C.0.4 of the Green Building Ordinance, all new construction, renovation and alterations subject to the ordinance are required to provide recycling, composting and trash storage, collection, and loading that is convenient for all users of the building.
Mandatory Recycling and Composting Ordinance (Environment Code, Chapter 19)	The mandatory recycling and composting ordinance requires all persons in San Francisco to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse.
San Francisco Green Building Requirements for construction and demolition debris recycling (SF Building Code, Chapter 13C)	These projects proposing demolition are required to divert at least 75% of the project's construction and demolition debris to recycling.
San Francisco Construction and Demolition Debris Recovery Ordinance (SF Environment Code, Chapter 14)	Requires that a person conducting full demolition of an existing structure to submit a waste diversion plan to the Director of the Environment which provides for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.
Street Tree Planting Requirements for New Construction (Planning Code Section 428)	Planning Code Section 428 requires new construction, significant alterations or relocation of buildings within many of San Francisco's zoning districts to plant on 24-inch box tree for every 20 feet along the property street frontage.
Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3102.8)	Bans the installation of wood burning fire places except for the following: • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District

Depending on a proposed Project's size, use, and location, a variety of controls are in place to ensure that a proposed Project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce greenhouse gas emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured success of reduced greenhouse gas emissions levels; (3) San Francisco has met and exceeded AB 32 greenhouse gas reduction goals for the year 2020; (4) current and probable future state and local greenhouse gas reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's *Strategies to Address Greenhouse Gas Emissions* meet BAAQMD's requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project would be required to comply with these requirements, and was determined to be

consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions*.²⁶ As such, the proposed Project would result in a less than significant impact with respect to GHG emissions.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☐	☐	☐	☒

Wind

Please see the Certificate of Determination for discussion of this topic.

Shadow

The proposed Project would not alter the height of the existing building. Therefore, the proposed Project would not result in any peculiar shadow impacts.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☒

The discussion of Recreation and Public Facilities in the Market and Octavia Plan EIR concludes there would be no significant impact at the program level. The residents of 100 Van Ness Avenue would use existing parks, open spaces, and recreation areas nearby including: Patricia's Green, Hayward Playground, Jefferson Square, War Memorial Open Space, Koshland Park, Howard-Langton Mini Park, and Civic Center Plaza. The proposed Project residents would also have access to a common rooftop open space. Thus, the new residents of 100 Van Ness Avenue would not overburden nearby recreational facilities beyond the extent considered in the Market and Octavia Plan. The proposed project's residents and thus its effects on recreational facilities would be consistent with the Market and Octavia Plan as evaluated in the EIR, and there would be no significant environmental impact peculiar to the project or its site.

²⁶ Greenhouse Gas Analysis: Compliance Checklist. November 12, 2010. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

The proposed Project would contribute to the Market and Octavia Neighborhood Plan's less-than-significant increased demand on wastewater treatment, stormwater drainage facilities, water supply, and landfill capacity. The Project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board and would not require the construction of new wastewater/storm water treatment facilities or expansion of existing ones. The proposed Project would have sufficient water supply available from the existing entitlement, and solid waste generated by Project construction and operation would not result in the landfill exceeding its permitted capacity; therefore, the Project would not result in a significant solid waste generation impact. Utilities and service systems would not be adversely affected by the Project, individually or cumulatively, and no significant impact would ensue.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☒

The proposed Project would not substantially increase demand for police or fire protection services beyond what was analyzed in the Market and Octavia EIR and would not necessitate new school facilities in San Francisco. The proposed Project would not result in a significant impact to public services.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

The discussion of Biological Resources in the Market and Octavia Plan EIR concludes that there would be no significant impact and no mitigation is necessary. The Project site is covered entirely by an existing building, and is located in a developed urban area that does not support or provide habitat for any rare or endangered wildlife species, animal, or plant life or habitat, and would not interfere with any resident or migratory species. Accordingly, the proposed Project would result in no impact on sensitive species, special status species, native or migratory fish species, or wildlife species. The Project would not result in any significant effect with regard to biology, nor would the Project contribute to any potential cumulative impacts on biological resources.

The proposed Project's effects on local biology would be consistent with the Market and Octavia Plan as evaluated in the EIR. In addition, there would be no other significant environmental impact peculiar to the Project or its site.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☒

The Market and Octavia Plan EIR considered geology, soils, and seismicity, and determined that the project site has stable to generally stable slopes, and has a very low risk of soil liquefaction during a seismic event. For the Market and Octavia Neighborhood Plan area, the EIR concluded that compliance

with the San Francisco Building Code and review by DBI would reduce any impacts to less-than-significant levels.

A geotechnical investigation²⁷ has been performed for the proposed Project. The project site is underlain by historic fill, stiff clay (colluviums), and bedrock. The fill is underlain by loose to dense sand with variable silt and clay content interbedded with lenses of stiff silt and clay commonly referred to as Dune sand to depths of 25 to 37 feet below the existing basement level. The existing building is supported on a mat foundation bearing on dense to very dense Colma Formation sand, which is capable of supporting relatively heavy loading. The ultimate bearing capacity of the soil below the mat exceeds 100,000 pounds per square foot (psf). The design of the building foundation was likely governed by settlement expectations. The building was designed using an allowable bearing pressure of 7,500 psf, which would result in settlement of about $\frac{3}{4}$ to 1 inch. The design bearing pressure and estimated settlement are appropriate for the foundation used. Settlement of the soil below the mat under the weight of the existing building is complete. Additionally, since the foundation loads are being reduced with the lighter proposed exterior wall system, the renovations are not expected to cause any new settlement of the building.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards would be mitigated during the permit review process through these measures. To ensure compliance with all *Building Code* provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed Project, they will determine the adequacy of necessary engineering and design features. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. Therefore, potential damage to structures from geologic hazards on the Project site would be mitigated through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code.

The proposed project would not result in a significant effect related to geology, either individually or cumulatively.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
15. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

²⁷ Treadwell & Rollo, Environmental and Geotechnical Consultants. *Geotechnical Investigation: 100 Van Ness Avenue, San Francisco, CA*. February 21, 2012. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2012.0032E.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

The discussion of Hydrology in the Market and Octavia Neighborhood Plan EIR concludes that there would be no significant impact at the program level. The project site is almost completely covered by the existing building and would retain the building envelope as part of proposed Project. Effects related to water resources would not be significant, either individually or cumulatively. In addition, the project site is not within a 100-year flood hazard area; nor is it in proximity to a dam or levee, nor in an area at risk for a seiche, a tsunami, or a mudflow. The proposed Project's hydrological and water quality effects would be consistent with the Market and Octavia Neighborhood Plan as evaluated in the EIR; and there would be no significant environmental impact peculiar to the project or its site. No mitigation measure is necessary related to this topic.

Therefore, effects related to water resources would not be significant, either individually or cumulatively as identified in the Market and Octavia Neighborhood Plan EIR.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
16. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan EIR noted that future development would be subject to individual site assessments and compliance with relevant regulations administered by the Department of Public Health. The EIR notes that implementation of required measures in compliance with applicable regulations and standards regarding contamination would reduce potential impacts to less-than-significant levels.

The Project site is completely covered by the existing office building and would remain completely covered since the Project would retain the existing building structure. The proposed Project includes interior construction of the existing building for residential use. Nonstructural elements such as equipment, carpeting, and sheetrock may be removed and replaced. The building shell would remain unchanged, and the only exterior change would be the re-skinning of the exterior building walls. The proposed Project would not change the amount of impervious surface area on the site and runoff and drainage would not be adversely affected; therefore, impacts related to hazardous materials would be less than significant.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
17. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan EIR determined that the program would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the San Francisco Department of Building Inspection. The project area does not include any natural resources routinely extracted, and the proposed rezoning does not result in any natural resource extraction program. For these reasons, the Market and Octavia Neighborhood Plan EIR concluded that the program would not cause a wasteful use of energy, and would have a less-than-significant impact on energy and mineral resources. No mitigation measures were identified in the EIR.

The energy demand for the proposed Project would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the San Francisco Department of Building Inspection. Therefore, the proposed Project would not result in any impacts to energy resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. — Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☒

San Francisco does not contain any agriculture or forest resources that falls under the State Public Resource Code definitions of forest land or timberland; therefore, these topics are not applicable to the proposed Project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

The proposed Project would involve retention of the existing building structure, a change of use from office to residential, renovation of the interior of the building to create 399 residential units and 6,375 sf of ground-floor retail, and re-skinning of the exterior of the building. The building height would remain at 400 feet. As discussed in this document the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Market and Octavia Neighborhood Plan EIR.

C. DETERMINATION

On the basis of this review, it can be determined that:

- ☒ The proposed project is qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; AND
- ☒ All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (FEIR) for the Plan Area, and all applicable mitigation measures have been incorporated into the proposed project or will be required in approval of the project.
- ☐ The proposed project may have a potentially significant impact not identified in the FEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION are required, analyzing the effects that remain to be addressed.
- ☐ The proposed project may have a potentially significant impact not identified in the FEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.

Bill Wycko, for

DATE July 19, 2012

Bill Wycko

Environmental Review Officer

for

John Rahaim, Planning Director





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 4515 20th St.	BLOCK/LOT(S) 2749/049
CASE NO. 2012.0248E	PERMIT NO. n/a
	PLANS DATED 2/28/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JUL 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

gast

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply).

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* **9. Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: per Preservation Team
review on 7/16/12. gah

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilgert
Planner's Signature
Gretchen A. Hilgert
Print Name

7/20/12
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

MEETING DATE:	07/16/2012	DATE:	7/5/2012
----------------------	------------	--------------	----------

PROJECT INFORMATION:

Planner:	Gretchen Hilyard
Address:	4515 20th Street
Cross Streets:	Eureka Street
Block/Lot:	2749/049
CEQA Category:	B
Art. 10/11:	N/A
BPA/Case No.:	2012.0248E

PURPOSE OF REVIEW:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC
--	--	--

PROJECT DESCRIPTION:

☒ Alteration	☐ Demo/New Construction	
--	--	--

DATE OF PLANS UNDER REVIEW: 2/28/2012**PROJECT ISSUES:**

Is there a historic resource? Is there a historic district?

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA:			☐ Yes	☐ No *	☐ N/A
	Criteria	Events:	☐ Yes	☐ No	
		Persons:	☐ Yes	☐ No	
		Architecture:	☐ Yes	☐ No	
		Potential to Yield:	☐ Yes	☐ No	
	If yes, Individual Resource:		☐ Yes	☐ No	
If yes, Historic District:		☐ Yes	☐ No		
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☐ No	
Needs More Information:			☐ Yes	☐ No	
Requires Design Revisions:			☐ Yes	☐ No	
Defer to Residential Design Team:			☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
1953 building in modern style. Historic district identified in HRER for 267 Eureka Street (case 2010.0354E). Potential historic district of Queen Anne/Victorian residences. No formal survey conducted. The subject property appears to be outside the boundaries of any potential historic district.

X Jim Date: 7/20/2012
 Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

84 CITYVIEW WAY

BLOCK/LOT(S)

2823/003

CASE NO.

2012. 0458 E

PERMIT NO.

PLANS DATED

3/27/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

AUG - 3 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 6
- ☒ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* **9. Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated: 7/25/2012

* Attach Historic Resource Evaluation Report

b. Other, please specify: PRESERVATION REVIEW

TEAM FORM - 7/25/2012

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

MEETING DATE:	07/09/2012	DATE:	7/9/2012
----------------------	------------	--------------	----------

PROJECT INFORMATION:	
Planner:	Doug Vu
Address:	84 Cityview Way
Cross Streets:	Panorama / Midcrest
Block/Lot:	2823/003
CEQA Category:	
Art. 10/11:	
BPA/Case No.:	2012.0458 E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	3/27/2012
------------------------------------	-----------

PROJECT ISSUES:
- Proposal is for a vertical addition to an existing 1954 single-family detached dwelling that is approx. 15' from the face of the building. - Applicant's supplemental suggests the building is not a resource. - Project planner concurs with applicant's finding.

PRESERVATION TEAM REVIEW:

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource per CEQA:		☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No
		Persons:	☐ Yes	☒ No
		Architecture:	☐ Yes	☒ No
		Potential to Yield:	☐ Yes	☒ No
	If yes, Individual Resource:		☐ Yes	☒ No
	If yes, Historic District:		☐ Yes	☒ No
Complies with the Secretary's Standards/Art 10/Art 11:		☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:		☐ Yes	☒ No	
Needs More Information:		☐ Yes	☒ No	
Requires Design Revisions:		☐ Yes	☒ No	
Defer to Residential Design Team:		☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS: Based upon info in Supplemental Form and info in Modern Context Statement - this architectural typology (Minimal Traditional) and portion of Midtown Terrace does not appear to qualify as a HR.
--

X *gman*

Date:

7/25/2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2012.0158E
Project Title: 850 Battery Street Mixed-Use Project
Zoning: C-2 (Community Business) District
65-X Height and Bulk District
Northeast Waterfront Historic District
Block/Lot: 0141/008
Lot Size: 4,468.43 square feet
Project Sponsor: Yevegeny Faktorovich
Project Contact: Dean Orr, Jensen Architects
(415) 348-9650
Staff Contact: Irene Nishimura – (415) 575-9041
irene.nishimura@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

1112 The proposed project would include a 4,447-square-foot (sq.-ft.), one story, vertical addition to a two-story commercial office building. The third story addition would be occupied by two new residential units totaling 3,287 gross square feet (gsf). At the ground floor level, approximately 1,108 sq. ft. would be converted from existing office use to create a four-space parking garage for the two new dwelling units. The existing building on the project site is 26 feet 3 inches tall, and contains a total of 8,894 gsf. The proposed structure would be 43 feet tall and contain approximately 13,341 gsf. (Continued on next page)

EXEMPT STATUS:

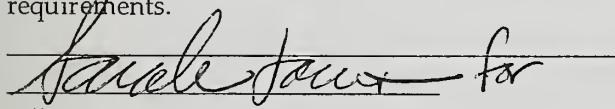
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Bill Wycko
Environmental Review Officer

Date July 31, 2012

cc: Dean Orr, Jensen Architects, Project Contact
M. Pilar LaValley, Historic Preservation Planner

Mark Luellen, Manager, NE Quadrant
Historic Preservation Distribution List

GOVERNMENT
DOCUMENTS DEPT

AUG - 3 2012

SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION (continued):

The proposed project also includes seismic upgrades to the existing structure (including the building foundation), the installation of a new elevator for access to all floors and interior and exterior renovation. The new third story would be setback from the existing building walls below at the first and second stories. Private usable open space for each residential unit is proposed to be on the third story, and would require a Variance from the Zoning Administrator from the Planning Code rear yard requirements.

The four proposed parking spaces (three standard-size spaces and one compact-size space) would be for the two new dwelling units and would be constructed within the existing first story of the building, at the east end of the building and a new garage door and curb cut would be installed on Vallejo Street. As a result, one metered on-street parking space and one street tree on Vallejo Street would be removed in front of the east end of the building. In addition, a new sidewalk would be constructed along the Battery Street and Vallejo Street project site frontages. Four street trees would be removed along the Vallejo Street frontage and replaced with four new street trees, and three street trees would be removed and three new trees would replace them along the Battery Street frontage.

The proposed project would include demolition of interior partition walls and stairs, and construction of new interior partition walls, stairs, seismic structural elements in the existing two stories, and a new building foundation for seismic-strengthening. Existing building facades would be restored to the original industrial style with steel sash windows and concrete/stucco cladding. The existing Mansard roof extensions, non-historic exterior paneling, canopies and window trims, which were added after 1941, would be removed as part of the project.

The project site is on the northeast corner of Battery and Vallejo streets, in the northeast waterfront area, and within a C-2 (Community Business) District and the Northeast Waterfront Historic District in San Francisco.

REMARKS (continued):*Historic Architectural Resources*

The property located at 850 Battery Street has been designated as a non-contributing structure within the Northeast Waterfront Historic District pursuant to Article 10 of the Planning Code. The structure on the site was built in 1941 (with exterior alterations in 1967 and 1972) as office space for the Associated General Contractors of America. The Northeast Waterfront Historic District, which is a collection of commercial warehouses dating from the 1850s through the 1940s, was designated as a San Francisco Historic District in 1983. Based on the district's listing on the Local Register, 850 Battery Street is considered a "Category A" property (Known historic

Resources) for the purposes of the Planning department's California Environmental quality Act (CEQA) review procedures.¹²

As described in the July 20, 2012 Historic Resource Evaluation Response, Planning Department Preservation Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the resource would be materially impaired. The proposed project would not have a significant adverse impact on the Northeast Waterfront Historic District. The project would be consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards), as summarized in the following analysis.

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The subject property would retain its existing, and historic, office use on the lower two floors. The overall massing of the existing building would change, but the resulting height is consistent with heights of the surrounding district.

Standard 2: The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The project would not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the historic district. The proposed addition would feature minimal decorative elements and would be finished in a manner that reflects the original reinforced concrete construction.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

New work would be contemporary in character, and the existing building would be rehabilitated to reflect its original appearance.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to any portion of the subject building that have acquired significance in their own right. The building is not individually significant and none of the alterations that have been made over the years are compatible with the surrounding district.

¹Historic Resource Evaluation Response, San Francisco Planning Department, M. Pilar LaValley, July 20, 2012. This report is attached.

² To assist in the evaluation of the proposed project, the project sponsor submitted the following report: 850 Battery Street Project Evaluation Memorandum, Page & Turnbull, Inc., May 11, 2012. This report is available for review at the Planning Department as part of File No. 2012.0158E.

Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project would not affect any original distinctive materials, features, finishes, and construction techniques that characterize the historic district.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project will not affect the historic features of surrounding contributing resources or the Northeast Waterfront Historic District as a whole.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical cleaning treatments.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

Based on in-house Environmental Planning Section archeological documentation, no CEQA-significant archeological resource is expected within project-site-affected soils.³ Therefore, the proposed project would not have any significant impact on archeological resources.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes a one-story vertical addition, installation of a new garage opening at Vallejo Street, and rehabilitation of the existing building. Alterations to the existing building would restore much of the original exterior appearance through removal of non-original mansard roofs and paneling. The new metal garage door would be compatible with the industrial/commercial character of the building and of the surrounding district.

The proposed addition would increase the mass of the building. However, the overall height of the new structure would be consistent with surrounding contributing buildings. The new addition would be differentiated through its massing and design but would incorporate materials and features that are compatible with the historic district.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

³ Environmental Planning Preliminary Archeological Review: Checklist, July 27, 2012, Randall Dean. This preliminary review checklist is attached.

The proposed project includes construction of a vertical addition and new garage opening at the ground floor. This work is additive and could be removed in the future without impairing the essential form and integrity of the subject building or surrounding historic district.

Summary

As described above, the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation*, and would not have a significant adverse impact upon a historic resource, as defined by CEQA.

In addition, the proposed project is not expected to have significant impacts on archeological resources within project-site-affected soils. Therefore, the project would not result in a significant impact on archeological resources. (See the San Francisco Planning Department, Environmental Planning Preliminary Archeological Review: Checklist, dated July 27, 2012, attached.)

CEQA Guidelines Section 15301(e), or a Class 1, provides an exemption from environmental review for projects that involve additions to existing structures provided that the addition will not result in an increase of more than:

- (1) 50 percent of the floor area of structures before the addition; or
- (2) 10,000 square feet if:
 - (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and
 - (B) the area in which the project is located is not environmentally sensitive.

The proposed project would add a 4,447 square-foot third story to an existing two-story, 8,894 square-foot building. This addition would result in an expansion of approximately 33 percent of the existing floor area, and would be less than 10,000 square feet of floor area. The project site is in a highly developed urbanized area where all public services and facilities are available for maximum development permissible in the General Plan, and in a location that is not environmentally sensitive. Therefore, the proposed project meets the criteria for exemption under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project site is within the Northeast Waterfront Historic District, but would not cause a substantial adverse change in the significance of this historical resource. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Irene Nishimura
(415) 575-9041
irene.nishimura@sfgov.org

Preservation Planner: M. Pilar LaValley
(415) 575-9084
pilar.lavalley@sfgov.org

Project Address: 850 Battery Street
Block/Lot: 0141/008
Case No.: 2012.0158E

Date of Review: July 20, 2012 (Part II)

PART II: PROJECT EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject property is located on rectangular parcel at the northeast corner of Vallejo and Battery Streets in the Northeast Waterfront neighborhood of San Francisco. Constructed in 1941 (with exterior alterations in 1967 and 1972), this is a two-story, reinforced concrete, commercial building. The building is a rectangle in plan with a flat roof behind a parapet that has been augmented with mansard roof extensions. The building is clad with stucco and non-original paneling (metal). Fenestration consists of punched bands of multi-lite steel sash windows. A recessed entrance is located at the south end of the Battery Street façade, and there is a secondary entrance at the east end of the Vallejo elevation.

The property is located in the C-2 (Community Business) Zoning District and 65-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, built as office space for the Associated General Contractors of America, has been designated as a non-contributing structure within the Northeast Waterfront Historic District pursuant to Article 10 of the Planning Code. The Northeast Waterfront Historic District, which is significant as a collection of commercial warehouses dating from the 1850s through 1940s, was designated as a San Francisco Historic District in 1983.

Based on its listing on the Local Register, 850 Battery Street is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☐ New Construction

PER DRAWINGS DATED: JULY 19, 2012; PREPARED BY JENSEN ARCHITECTS

PROJECT DESCRIPTION

The proposal is for a one-story vertical addition and exterior alterations to the existing two-story commercial building. As part of the project entitlements, a Certificate of Appropriateness from the Historic Preservation Commission would be required.

In detail, the proposed scope of work includes:

- Construction of a one-story vertical addition clad in smooth-finish stucco with flat roof and aluminum sash windows;
- Addition of garage opening with metal garage door at east end of Vallejo Street façade;
- Removal of non-historic mansard roof and paneling on existing building;
- Rehabilitation of existing steel sash windows and concrete/stucco cladding of existing building;
- Interior renovation.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- Page & Turnbull Inc., 850 Battery Street Project Evaluation Memorandum (May 11, 2012).

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the resource would be materially impaired. The proposed project will not have a significant adverse impact on the Northeast Waterfront Historic District.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The subject property will retain its existing, and historic, office use on the lower two floors. The new addition will be utilized for two residential units. Although the overall massing of the existing building will change with the new addition, the resulting height is consistent with heights of adjacent contributing structures and with the surrounding district.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The project will retain the historic character of the Northeast Waterfront Historic District. It will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the historic district. The building height will remain consistent with the character (five stories and under) of the district in this area closer to the Embarcadero. The proposed addition will feature minimal decorative elements and will be finished in a manner that reflects the original reinforced concrete construction.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character. The existing building will be rehabilitated to reflect its original appearance. The new addition will be constructed using modern materials and will be recognized as a physical record of its time, place, and use.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to any portion of the subject building that have acquired significance in their own right. Post-1941 additions include the mansard roof extensions, applied window trim and exterior paneling, entry gates, window film, rear addition at second story, and secondary entrance on Vallejo Street. The building is not individually significant and none of the alterations that have been made over the years are compatible with the surrounding district.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the historic district. Alterations to this building, including the addition, will not affect any surrounding contributing resources to the historic district.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project will not affect the historic features of surrounding contributing resources or the Northeast Waterfront Historic District as a whole.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical cleaning treatments.

Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include any significant excavation work. If any archaeological material is encountered during this project, construction would be halted and an appropriate study/treatment would be undertaken, including consultation with the San Francisco Planning Department's Environmental Planning Division.

Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes a one-story vertical addition, installation of a new garage opening at Vallejo Street, and rehabilitation of the existing building. Alterations to the existing building will restore much of the original exterior appearance through removal of non-original mansard roofs and paneling. The new garage opening will require removal of several existing windows but the new metal garage door will be compatible with the industrial/commercial character of the building and of the surrounding district.

The proposed addition will increase the mass of the building, however, the overall height of the new structure will be consistent with surrounding contributing buildings which range in height from two- to five-stories and will not physically or visually overwhelm immediately adjacent neighbors. The new massing will be flush with the existing building wall at Battery Street. At Vallejo Street, the addition will consist of two blocks that will extend to the building wall (at Battery Street corner and near center of the elevation) with intervening setback areas for roof patios. The sidewalls of these projecting blocks, and the north facing elevation at the setback areas, will be fenestrated with a metal-and-glass storefront system. Where flush with existing walls, the new construction will be clad with smooth-finish stucco to match the existing building. At the Battery Street elevation, a punched window band that matches the size and shape of this feature at lower stories will contain single-lite aluminum sash windows with vertical mullions aligned with sash below. At Vallejo Street elevation, there will be one, narrow punched opening in each projecting block. Although the massing is irregular (neither fully setback nor flush with existing), the flat roofs and blocky expression of the new addition are consistent with buildings forms throughout the district.

The new addition is clearly differentiated through its massing and design but incorporates materials and features that are compatible with the historic district, including smooth-finish stucco, punched openings, metal sash windows, and a contemporary interpretation of large industrial windows with the storefront-type glazing of the setback north elevation. Overall, the proposed project introduces new features and additions that are compatible with the district's overall massing, size, scale and architectural features.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes construction of a vertical addition and new garage opening at ground floor. This work is additive and could be removed in the future without impairing the essential form and integrity of the subject building or surrounding historic district.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 7/25/2012

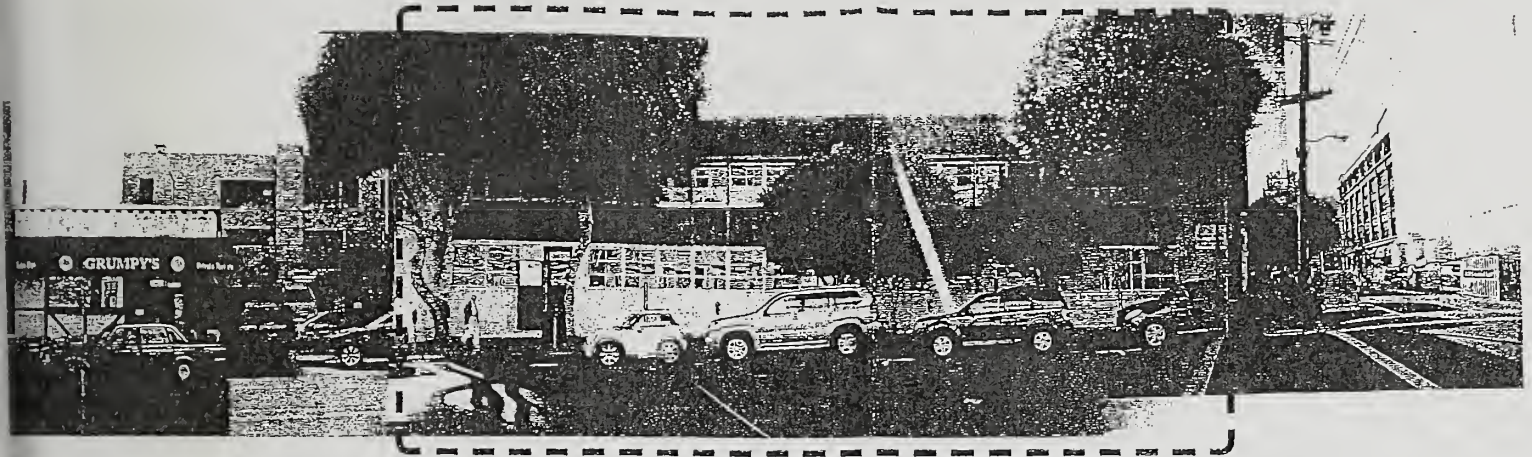
cc: Vimaliza Byrd / Historic Resource Impact Review File
I:\Cases\2011\2011.1391

PL: G:\DOCUMENTS\850 Battery St\HRER.doc

100 VALLEJO

FRONT STREET

PROJECT SITE
850 BATTERY



125 VALLEJO

145 VALLEJO / 850 BATTERY

BATTERY STREET





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 401 Van Ness Avenue	BLOCK/LOT(S) 0786A/001
--	---------------------------

CASE NO. 2012.0361E	PERMIT NO. n/a	PLANS DATED 7/10/2012
------------------------	-------------------	--------------------------

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

AUG 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

gaj

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** **GO TO STEP 5**

☐ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:
GO TO STEP 5

☐ Project does not conform to the scopes of work:
GO TO STEP 5

☐ Project involves 4 or more work descriptions:
GO TO STEP 5

☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify: *Installation of memorial, repairing minor modifications to existing paving & hedges.*

9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated: _____

* Attach Historic Resource Evaluation Report

b. Other, please specify: _____

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date: July 31, 2012
Case No.: 2012.0361E
Project Address: 401 Van Ness Avenue (Memorial Court)
Zoning: P- Public
96-X Height and Bulk District, OS – Open Space
Block/Lot: 0786A/001
Date of Review: July 31, 2012 (Part II)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: June 25, 2012, 50% Schematic Design (by: Andrea Cochran Landscape Architecture (landscape design), Narduli Studio (memorial design), Horton Lees Brogden (lighting design))

PROJECT DESCRIPTION

The Memorial Court at 401 Van Ness Avenue is part of the War Memorial Complex, which is located in the Civic Center Historic District. The War Memorial Complex (Landmark No. 84) includes the Veterans Building, Opera House and Memorial Court, and occupies the block bounded by Franklin Street to the west, McAllister Street to the north, Van Ness Avenue to the east, and Grove Street to the south.

The Project Sponsor proposes to rehabilitate the Memorial Court pursuant to the *Secretary of the Interior's Standards for Rehabilitation with Guidelines for the Treatment of Cultural Landscapes* (Secretary's Standards). All work is subject to a Certificate of Appropriateness and must be reviewed and approved by the Historic Preservation Commission. The proposed Memorial Court project is scheduled for a Certificate of Appropriateness hearing before the Historic Preservation Commission on August 15, 2012. The proposed project does not include the re-pavement, restriping, and replacement of bollards and chains in the existing parking lot and resurfacing of the driveway on the north side of the Memorial Court. This scope of work is being reviewed under a separate Certificate of Appropriateness for the Veteran's Building project at 401 Van Ness Avenue (Case number 2012.0420E), scheduled for July 18, 2012.

The project scope is limited to:

- Installation of a contemporary memorial within the octagonal paved area at the east end of the courtyard;
- Re-grading of the rectangular lawn to a 2% slope;

- Replacement of a portion of the lawn with grasspave¹ lawn to address existing drainage and permeability issues;
- Removal of the non-historic hedge at the west end of the lawn;
- Installation of an ADA curb cut in the existing sidewalk at the west end of the site;
- Reconfiguration of the curbing and the installation of new hedges (in-kind) at the east end of the courtyard to accommodate circulation around the memorial and to provide accessibility to the site;
- Removal and reinstallation (in-kind) of approximately 20% of the historic paving and curbing at the east end of the site to accommodate a 2.5% slope increase;
- Installation of a rammed earth wall along the edge of the lawn;
- Installation of ADA compliant bench seating at the east end of the property (outside the boundary of the courtyard).

PRE-EXISTING HISTORIC RATING / SURVEY

Under the San Francisco Planning Department's *CEQA Review Procedures for Historic Resources*,² the Memorial Court is considered "Category A.1" (Resources listed on or formally determined to be eligible for the California Register). The San Francisco War Memorial Complex (including the Memorial Court, Veterans Building and Opera House) is listed as San Francisco City Landmark #84 and a contributing resource to the Civic Center Historic District as outlined in Article 10, Appendix J of the San Francisco Planning Code. In addition, the complex is listed in the National Register of Historic Places as part of the San Francisco Civic Center Historic District, the San Francisco Civic Center National Historic Landmark Historic District, and as California Historical Landmark #964.

As noted in the National Register documentation, the Memorial Court and the surrounding San Francisco Civic Center Historic District are significant under National Register Criterion A (Events) and Criterion C (Design/Construction) within the areas of architecture, community planning, politic/government and recreation for its association with Panama-Pacific International Exposition of 1915. The San Francisco Civic Center is notable for: the founding of the United Nations; the drafting and signing of the post-WWII peace treaties with Japan; municipal reform movements; post-earthquake reconstruction; early public and city planning; high artistic values as associated with architecture; and one of the finest and most complete manifestations of the "City Beautiful" architectural movement. The period of significance for the district ranges from 1913 to 1951. The period of significance for the Memorial Court is 1936, the date construction was completed.

The Memorial Court was designed by Thomas Church and H. Leland Vaughan in 1935, and constructed in 1936. The Memorial Court was planned by Arthur Brown, Jr. as part of the overall plan for the War

¹ Grasspave is a subsurface reinforcement material for high traffic areas that supports grass and prevents mud and erosion.

² San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources, Draft-March 18, 2008. Available at: <http://www.sfgov.org/planning>.

Memorial project, which was partially completed in 1932 with the construction of the Opera House and War Memorial Building. The Memorial Court is a rare example of a publically accessible garden by master landscape architect Thomas Church. In Church's obituary (appearing in the San Francisco Chronicle on August 31, 1978), the Memorial Court was noted as "perhaps his best known San Francisco work....revealing Church in his grandest manner of French Baroque."

The Memorial Court has a high level of historic integrity to support its significance as associated with the War Memorial Complex and Civic Center Historic District. Although some minor alterations were made over time, including the installation of a hedge along the west end of the central lawn, the overall character of the garden today reflects the historic design by Church and Vaughan, as well as the overall plan for the War Memorial Complex by Brown. Therefore, the Memorial Court is considered a historic resource pursuant to CEQA.

CHARACTER-DEFINING FEATURES

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

For the purposes of CEQA, the character-defining features of the Memorial Court include:

- Symmetrical horseshoe shaped courtyard inscribed with a rectangular lawn;
 - Horseshoe shaped driveway;
 - Octagonal shaped area at east end of court (noted on historic plans as site of future monument);
 - Concrete curbing and brick and cast stone pathways ;
 - Boxwood hedges along courtyard perimeter, walkways, and at east end of court (west boxwood hedge was added in the late 20th century and is not character-defining);
 - Plane trees in double allee configuration;
 - Central axis (entrances into courtyard at east and west ends from this axis. West entrance is currently obscured by boxwood hedge);
 - View to City Hall;
 - Blue and gold, cast and wrought iron ornamental fences;
 - Bronze lanterns flanking east and west entrances of fence;
 - Cast iron light standards (character-defining features of Civic Center Historic District, later additions to the Memorial Court).
-

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would have a less-than-significant impact upon historic resources located on the project site, including the Memorial Court and the Civic Center Historic District. The project would not impact the historic significance of the Memorial Court and this property would maintain its eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, and under Article 10 of the San Francisco Planning Code. Furthermore, the proposed project would not impact the historic significance or character-defining features of the Civic Center Historic District.

The Department finds that the project at the Memorial Court is consistent with all aspects of the Secretary's Standards. The following is an analysis of the proposed project per the *Secretary of the Interior's Standards for Rehabilitation with Guidelines for the Treatment of Cultural Landscapes*.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The proposed project would retain the subject property's use as a public open space, and would maintain the area's civic character. The addition of the new memorial and its design is consistent with the use of the Memorial Court as a public open space commemorating Veterans and a memorial was always intended in this exact location within the courtyard. Locating the memorial in the octagonal paved area will require minimum change to the materials, features, spaces and spatial relationships that characterize the site.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

In general, the proposed project maintains the historic character of the Memorial Court and the surrounding Civic Center Historic District. The proposed alterations maintain nearly all of the existing historic fabric with the exception of the removal and reconfiguration of curbing and hedges at the east end of the site. The project also includes work that is restorative in nature, such as removal of the non-historic hedge that currently blocks the west entrance into the courtyard. The remaining work is additive in nature and does not destroy historic materials, features or spatial relationships that characterize the property. The insertion of the memorial is a compatible alteration, as a memorial was always intended for this octagonal paved area.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not involve conjectural features that create a false sense of historic development of the subject property. In general, all additions to the property will be rendered as contemporary alterations that are compatible with the historic character of the site yet clearly differentiated as contemporary features.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4.

Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

The Memorial Courtyard has undergone a few alterations since it was constructed in 1936, however, none of the alterations have acquired significance in their own right. The west hedge was added sometime in the late twentieth century and is considered a non-compatible alteration, which will be removed as part of the proposed project. Therefore, the proposed project does not involve alterations to the Memorial Court or Civic Center Historic District, which have acquired significance in their own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would preserve all distinctive materials, features, finishes and construction techniques that characterize the subject property, including the overall form of the courtyard, historic paving, curbing and plant materials and/or replacement in kind of these features where re-grading is required. To ensure compliance with Standard 5, the project sponsor will have a qualified professional with experience in historic landscape architecture or architectural conservation provide specifications for

the preservation and treatment of distinctive features, finishes, construction techniques and fine craftsmanship. This qualified professional will monitor the removal, storage and re-installation of historic paving, curbing and plant materials during construction.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary, physical, or pictorial evidence.

The proposed project adopts an ethic of repair over replace, and includes repairing much of the historic materials, such as paving, curbing and plant materials. Where necessary, historic plant materials will be replaced with compatible in-kind materials to ensure the continued longevity of the vegetation on site. For example, the central lawn will be replaced with a compatible species of turf to remedy drainage and permeability issues on the site. Grasspave will be incorporated in the area immediately around the memorial to address permeability issues and accommodate higher foot traffic in this area. The new materials will blend with the character, composition and overall appearance of the historic materials. To ensure compliance with Standard 6, the project sponsor will consult with a qualified professional to monitor the removal, storage and re-installation of historic materials, and provide a report to the Planning Department's preservation staff before commencement of rehabilitation work.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, if appropriate, will be undertaken using the gentles means possible. Treatments that cause damage to historic materials will not be used.

N/A

Standard 8.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Based upon provided information, the proposed project would involve minimal ground disturbance limited to the superficial re-grading of the lawn to a 2% slope and excavation required for the installation of an ADA curb cut and the memorial. No archaeological resources would be impacted by the proposed scope of work.

Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project involves the insertion of a memorial with a water feature and pathway within the existing 2,125 square foot octagonal footprint. The original plans for the courtyard (dating to 1935) call out the octagonal area at the east end of the courtyard as the "future memorial site". The footprint of the proposed memorial is limited to the extent of the existing octagonal area and the memorial is contemporary in character and materials. The design intent of the memorial is that of a low scale feature that provides a striking visual presence at the east end of the lawn, while deferring to the existing historic fabric, including the overall site planning and scale of the existing courtyard. The Department finds the memorial to be a compatible alteration that does not destroy historic materials, features and spatial relationships that characterize the property.

In order to accommodate the memorial and to meet circulation and accessibility requirements, a portion of the historic hedges, curbing and walkway paving at the east end of the courtyard will be reconfigured. This change will be done in a manner that is minimally destructive and retains as much of the historic materials as possible, while realigning the walkway to allow for accessibility and circulation through the site. The overall spatial relationship of this portion of the courtyard will be retained and where disturbed, the hedge, curbing and pavement will be replaced in-kind. In plan, the arc of the curve of these features will be slightly flattened to allow for greater pedestrian circulation around the memorial.

A rammed earth wall will be inserted parallel to the historic hedge outlining the central lawn. This wall will be 8 inches thick and low in scale. The wall is designed to respect the existing geometry and layout of the lawn and surrounding features.

The memorial and rammed earth wall are differentiated from the surrounding historic courtyard in materials and are compatible with the overall massing, size, scale and landscape features of the property and the Civic Center Historic District. The reconfiguration of the hedges, curbing and paving will be done in a manner that minimizes the removal of historic materials, and replaces in-kind those materials that will be modified to accommodate the memorial.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project involves the addition of a contemporary memorial within the existing octagonal paved. If the memorial were to be removed in the future, the essential form and integrity of the property will be unimpaired. The original plans for the courtyard (dating to 1935) call out the octagonal area at the

east end of the courtyard as "future memorial site". The footprint of the proposed memorial is limited to the extent of the existing octagonal area. Some re-grading and reconfiguration of the pathways, curbing and hedges at the east end of the courtyard will be modified to accommodate the new memorial, these changes are minor and do not affect the overall historic character of the property or the surrounding Civic Center Historic District.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The proposed project complies with the *Secretary of the Interior's Standards for Rehabilitation with Guidelines for the Treatment of Cultural Landscapes*. To ensure compliance with the Secretary's Standards, the proposed project would be reviewed by the Planning Department Preservation staff as additional details are developed by the Project team.

Therefore, as currently proposed, the project would not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____



Tina Tam, Senior Preservation Planner

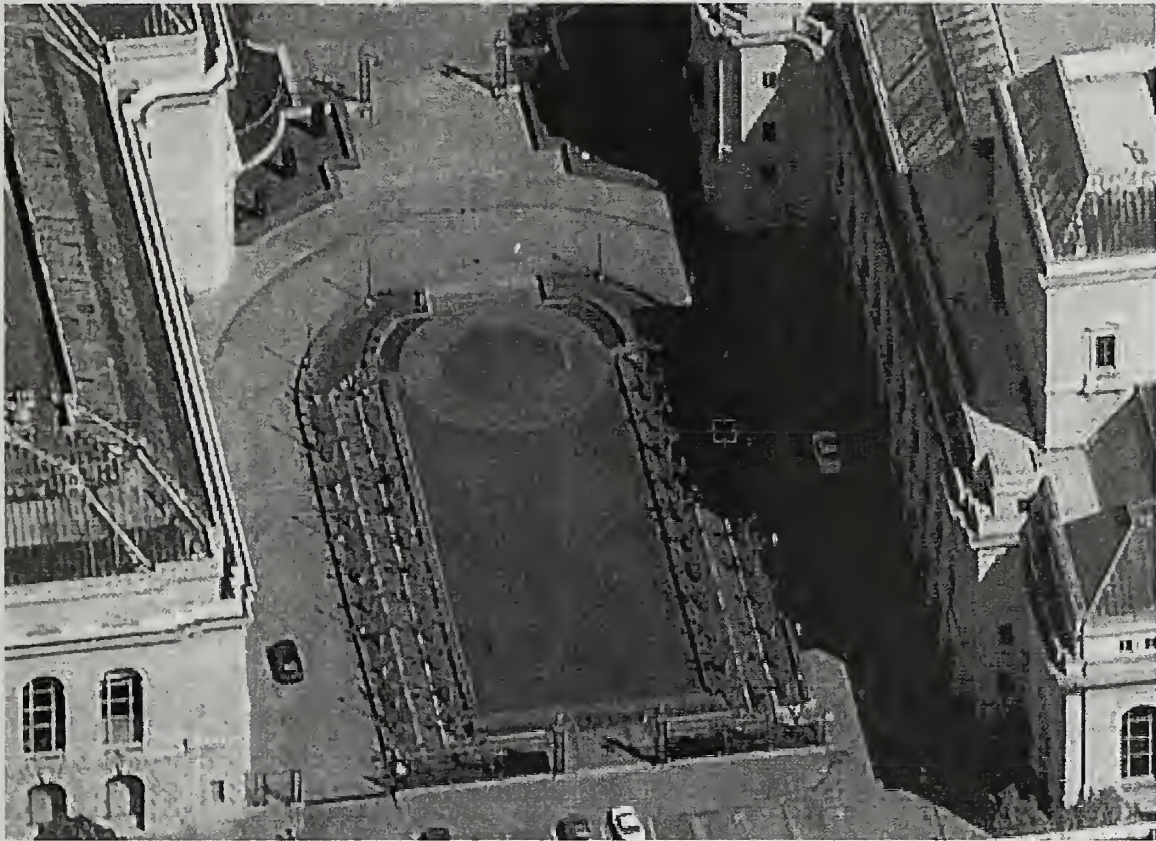
Date: _____

7-31-2012

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

GH: G:\Documents\CofA\War Memorial Monument Coordination\HRER\HRER_401 Van Ness Ave_Memorial Court.doc

IMAGES



Memorial Court, 401 Van Ness Avenue (Aerial view looking east)





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

2727 Pacific Ave

BLOCK/LOT(S)

0978/011

CASE NO.

2012.0115E

PERMIT NO.

PLANS DATED

12/6/11

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

AUG 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

SC

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is **not listed:**
GO TO STEP 5
- ☐ Project **does not conform** to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more** work descriptions:
GO TO STEP 5
- ☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: See attached Preservation Team

Review, dated 8/12/2012 - not a H.R. due to

* Requires initial by Senior Preservation Planner / Preservation Coordinator

alterations performed - altering design of original bldg.

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Smaia
Planner's Signature

Tina Tam
Print Name

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

8/6/2012
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT ISSUES:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA:			☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☐ Yes	☒ No	
	If yes, Historic District:		☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject building was constructed in 1891 and was drastically altered from its original Queen Ann style in 1921 to an undistinguished vernacular style. The property does not appear eligible for the CA Register for association with Events or Persons or for its Architecture. Furthermore, the alterations have affected the building's historic integrity to the extent that its original design is no longer evident. See the Supplemental Report prepared by Tim Kelley, dated October 2011 for further details.

X *Smaz*

Date: 8-6-2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 59 Winfield Street		BLOCK/LOT(S) 3612/041
CASE NO. 2012. 0925E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

AUG 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

fg

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must
check box below
before proceeding.

- ☐ Project is **not listed**:

GO TO STEP 5

- ☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

- ☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

- ☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. **Other work consistent** with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

constructed in 1945; significantly altered from original construction & late

* Requires initial by Senior Preservation Planner / Preservation Coordinator

of significance, per bldg permits. see PTR form. (Attached)

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

[Signature]
Rishi Seng

5/6/12

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEETING DATE:	07/24/2012	DATE:	08/06/2012
----------------------	------------	--------------	------------

PROJECT INFORMATION:	
Planner:	Rich Sucre
Address:	59 Winfield Street
Cross Streets:	Virginia and Coso Avenues
Block/Lot:	5612/041
CEQA Category:	Category B
Art. 10/11:	
BPA/Case No.:	2012.0925E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

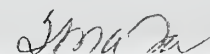
DATE OF PLANS UNDER REVIEW:	06/26/2012
------------------------------------	------------

PROJECT ISSUES:
- Recategorization to Category C - Not A Historic Resource

PRESERVATION TEAM REVIEW:					
Historic Resource per CEQA:			☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☐ Yes	☒ No	
	If yes, Historic District:		☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☐ No	
Needs More Information:			☐ Yes	☐ No	
Requires Design Revisions:			☐ Yes	☐ No	
Defer to Residential Design Team:			☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
- Constructed in 1945; Located in Bernal Heights neighborhood - No adjacent historic districts - Subject property is a one-story tall, vernacular residence, and does not relate to the surrounding two- to three-story residential context. - Does not appear to be a historic resource based upon the submitted Supplemental Information Form, building permit history, and available information.

X 

Date: 8 - 7 - 2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT



Street View
59 Winfield St.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 56 NOLASKA Street		BLOCK/LOT(S) 5655/010
CASE NO. 2012-0568E	PERMIT NO.	PLANS DATED 07/31/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

AUG 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

RG

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ **Project is not listed:**
GO TO STEP 5
- ☐ **Project does not conform to the scopes of work:**
GO TO STEP 5
- ☐ **Project involves 4 or more work descriptions:**
GO TO STEP 5
- ☐ **Project involves less than 4 work descriptions:**
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: See PTR Form; no

Historical Significance based on
* Requires initial by Senior Preservation Planner / Preservation Coordinator
supplemental info. form.

NOTE:

If ANY box is initiated in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEETING DATE: 05/15/2012	DATE: 08/08/2012
---------------------------------	-------------------------

PROJECT INFORMATION:	
Planner:	Richard Sucre
Address:	56 Nebraska St
Cross Streets:	Powhattan and Cortland Avenues
Block/Lot:	5655/010
CEQA Category:	Category B
Art. 10/11:	
BPA/Case No.:	Case No. 2012.0568E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	07/31/2012
------------------------------------	------------

PROJECT ISSUES:
- One-story vertical addition on two-story, single-family residence - Re-categorize to Category C - Not a Historic Resource

PRESERVATION TEAM REVIEW:					
Historic Resource per CEQA:			☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☐ Yes	☒ No	
	If yes, Historic District:		☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
- Constructed in 1928 by original owner, Rose E. Lawton; No architect - Located in Bernal Heights neighborhood - No adjacent or nearby historic districts - Subject property is a two-story single-family residence designed in the Mediterranean Revival Style; Other properties on the same block are designed in a similar architectural style; Properties across Nebraska Street are designed in a Modern architectural style - Does not appear to be individually distinguished based upon architecture and associated building history. - Does not appear to be a historic resource based upon the submitted Supplemental Information Form, building permit history, and available information.

X Smara

Date:

8.8.2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT

IMAGES



56 Nebraska Street

(Source: Google Maps, April 2011; Accessed August 8, 2012)





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 110 Monterey Blvd	BLOCK/LOT(S) 6769/001	
CASE NO. 2012.0526 E	PERMIT NO. 	PLANS DATED 4/3/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

AUG 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:**

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

* **Int** 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: See PTR Form; NO

Historical significance; lacks integrity

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEETING DATE:	06/12/2012	DATE:	08/08/2012
----------------------	------------	--------------	------------

PROJECT INFORMATION:	
Planner:	Richard Sucre
Address:	110 Monterey Boulevard
Cross Streets:	Baden and Acadia Street
Block/Lot:	6769/001
CEQA Category:	Category B
Art. 10/11:	
BPA/Case No.:	2012.0526E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	04/03/2012
------------------------------------	------------

PROJECT ISSUES:
- Construction of new detached garage - Re-categorize to Category C - Not A Historic Resource

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA:			☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☐ Yes	☒ No	
	If yes, Historic District:		☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- Constructed in 1907 by original owner, Joseph Fechke; No architect
- Located in Glen Park neighborhood
- No adjacent or nearby historic districts
- Subject property is a two-and-one-half-story, single-family residence designed that has been substantially altered from its original design; Other properties on the same block have also been altered or are of Modern or Contemporary design.
- The subject property does not appear to be individually distinguished based upon architecture and associated building history.
- The subject property does not appear to be a historic resource based upon the submitted Supplemental Information Form, building permit history, and available information.

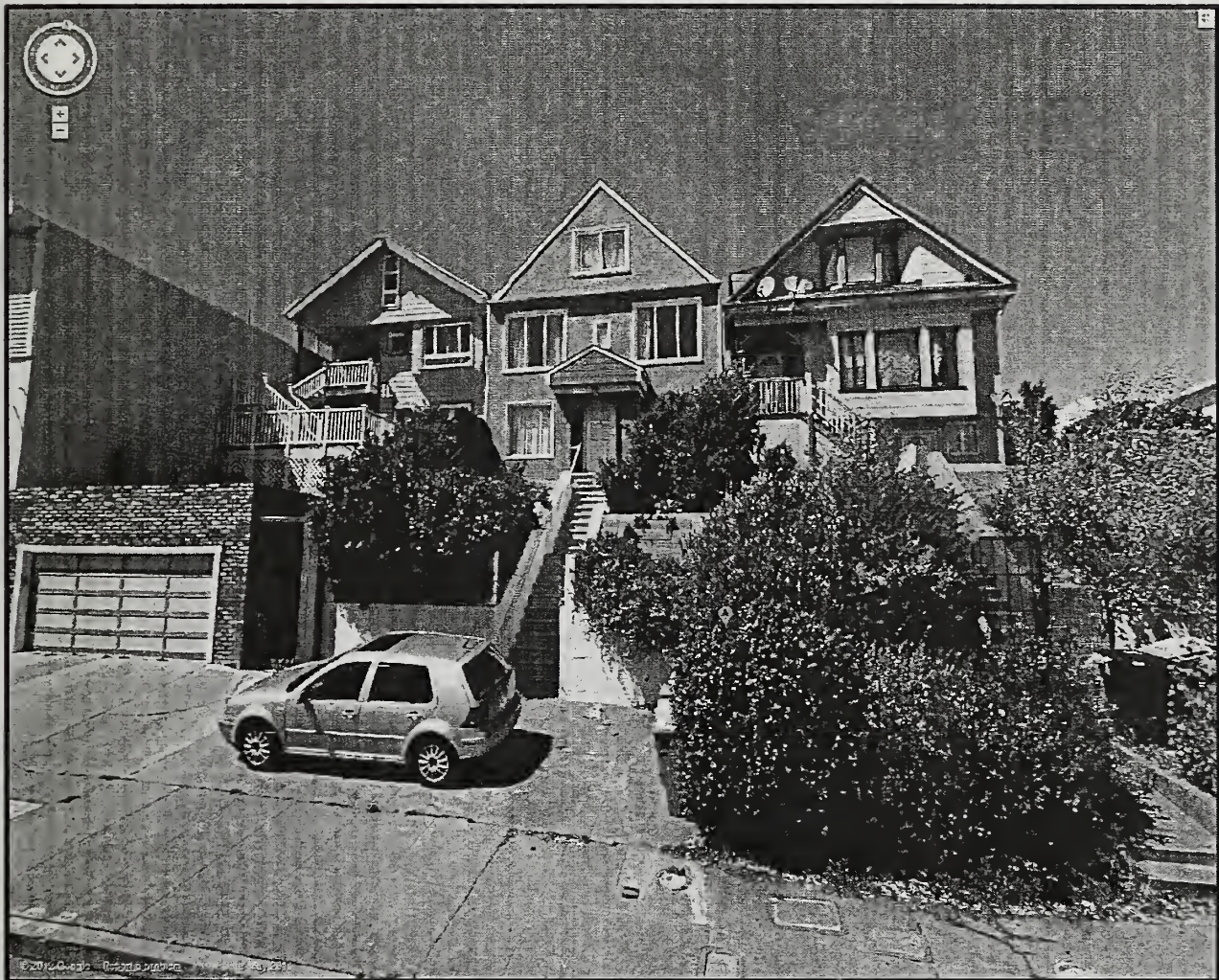
X Smaz

Date: 8-8-2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT

IMAGES



110 Monterey Boulevard
(Source: Google Maps, April 2011; Accessed August 8, 2012)





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

1612 Church St

BLOCK/LOT(S)

6614 - 005

CASE NO.

2012.0981E

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS
DEPT

SEP 10 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

hbt

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial:

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

st 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: Per EE application /

Supplemental Info Form, the property lacks historic integrity.

* Requires initial by Senior Preservation Planner / Preservation Coordinator

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

NOTE:

If ANY box is initiated in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

8/8/2012

Date



HISTORICAL RESOURCE EVALUATION

1612 CHURCH STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

1133 19TH STREET

4064/028

CASE NO.

PERMIT NO.

PLANS DATED

2012.08.42

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

AUG 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
AS _____
3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is **not listed**:
GO TO STEP 5
- ☒ Project **does not conform** to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more work descriptions**:
GO TO STEP 5
- ☐ Project involves **less than 4 work descriptions**:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: EXTENSIVE ALTERATIONS TO

BLDG UNDER 1994 BPA # 9408055 &

* Requires initial by Senior Preservation Planner / Preservation Coordinator 9019561

NOTE:

If ANY box is initiated in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

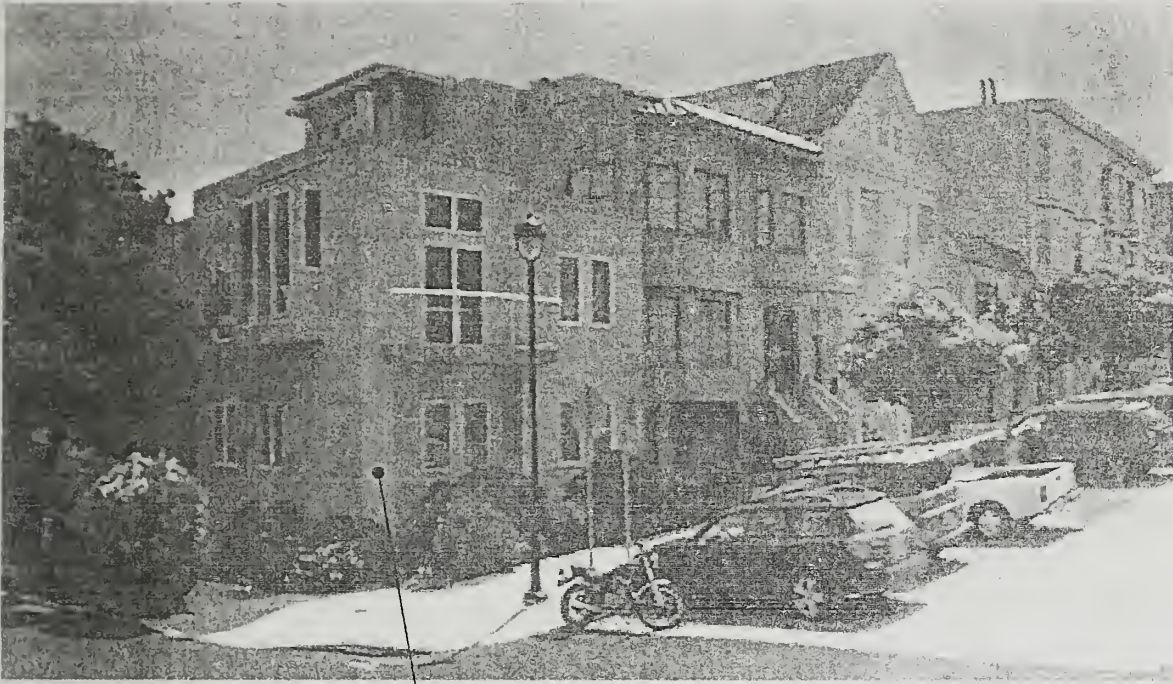
Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





Subject Property



Subject Property

1133 19th Street

Block/Lot
4064/028





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1133 Dotloro St.		BLOCK/LOT(S) 4160/042
CASE NO. 2012. 0841E	PERMIT NO.	PLANS DATED Nov. 2011

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

- ☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

AUG 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☒ Project is **not listed:**
GO TO STEP 5
- ☐ Project **does not conform** to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more** work descriptions:
GO TO STEP 5
- ☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: See PTK Form; Lacks

Historic Integrity
* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Rich Scott

Print Name

Date

3/5/12

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEETING DATE: 07/10/2012	DATE: 08/08/2012
---------------------------------	-------------------------

PROJECT INFORMATION:	
Planner:	Richard Sucre
Address:	1133 De Haro Street
Cross Streets:	22nd and 23rd St
Block/Lot:	4160/042
CEQA Category:	Category B
Art. 10/11:	
BPA/Case No.:	2012.0841E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	11/01/2011
------------------------------------	------------

PROJECT ISSUES:
- Front facade alterations - Re-categorize as Category C: Not a Historic Resource

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA:			☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☐ Yes	☒ No	
	If yes, Historic District:		☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- Constructed in 1908 presumably by original owner, Michael Gpipe; No architect
- Located in Potrero Hill neighborhood
- No adjacent or nearby historic districts
- The subject property is a two-story, single-family residence and appears to have been extensively altered as documented by the existing physical condition and building permit history.
- The subject property lacks historic integrity.
- The subject property does not appear to be individually distinguished based upon architecture and associated building history.
- The subject property does not appear to be a historic resource based upon the submitted information, building permit history, and Planning Department records.

X

Umaia

Date:

8/8/2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT

IMAGES



1133 De Haro Street
(Source: Google Maps, April 2011; Accessed August 8, 2012)





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2012.0502E
Project Title: 1355 Market Street + 875 Stevenson Street – Market Square
Zoning: C-3-G (Downtown General Commercial) Use District
120-X/150-S/200-S Height and Bulk District
Block/Lot: 3508/001 and 039
Lot Size: 124,926 square feet
Project Sponsor: Terry Kwik, RMW Architecture & Interiors
(415) 781-9800
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the south side of Market Street in the Mid-Market/Civic Center neighborhood, and occupies the entire block bounded by Market, Ninth, Jessie, and Tenth Streets. The project site contains two buildings, 1355 Market Street and 875 Stevenson Street, with 986,525 gross square feet (gsf) of office use, 12,500 gsf of retail use (currently Walgreens), and 291 parking spaces. The proposed project involves a change of use of 90,797 gsf of ground floor office use to retail use in both buildings, and exterior and interior ground-floor alterations associated with such change of use; window alterations and replacement to the upper floors of 1355 Market Street for new office tenants; and recladding, a new pedestrian entrance, systems upgrades, and structural improvements to 875 Stevenson Street. [Continued on the following page]

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332).

REMARKS:

See below.

DETERMINATION:

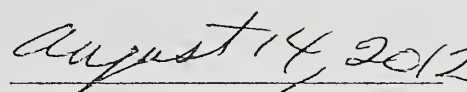
I do hereby certify that the above determination has been made pursuant to State and Local requirements.

GOVERNMENT
DOCUMENTS DEPT

AUG 17 2012

SAN FRANCISCO
PUBLIC LIBRARY


Bill Wycko
Environmental Review Officer


Date

cc: Terry Kwik, Project Sponsor
Elizabeth Watty, Current Planning Division
Pilar LaValley, Preservation Planner

Virna Byrd, M.D.F., Distribution List
Historic Preservation Distribution List
Supervisor Jane Kim, District 6

PROJECT DESCRIPTION (continued):

The building at 1355 Market Street is an 11-story, 150-foot-tall, 835,000 gsf, L-shaped building constructed in 1937 and expanded several times between 1941 and 1963. It is a historic resource rated Category I under Article 11 of the San Francisco Planning Code. The building at 875 Stevenson Street is a 10-story, 134-foot-tall, 330,525 gsf office building constructed in 1975. Underneath both buildings is an 85,000-square-foot (sf) connected below-grade garage with 291 parking spaces. Vehicles access the garage from an entry on Tenth Street near Market Street and exit from a separate egress on Tenth Street near Jessie Street. In between the two buildings is a 230-foot-long segment of Stevenson Street that was vacated and sold in 2008 to create a pedestrian-only open space to support adjoining retail uses.¹ Where Stevenson Street dead ends at the crux of the L is a loading area for the two buildings that is accessed from Jessie Street. This loading area contains three 20-foot-by-20 foot loading spaces just east of 875 Stevenson Street, and a longer truck space facing the 1355 Market Street back-of-house service area.

Both buildings were previously occupied by furniture wholesale showrooms and offices. On April 3, 2002, the San Francisco Board of Appeals determined that, except for the ground floor area used by Walgreens, the legal use of both buildings is office use.²

The proposed project includes the following.

1355 Market Street

- Replacement of existing storefronts with a new metal-and-glass storefront system with dark finish, minimal frame, and butt-glazing to maximize glazing;
- Limited removal of the granite base to accommodate new storefront entrances, and limited reduction in overall height of granite base in select locations;
- Replacement of transom windows above ground-floor storefronts (with the exception of the storefront bays occupied by Walgreens). Along Market Street, new aluminum transoms similar in size and configuration to existing transoms would be installed. Along Ninth and Tenth Streets, new mechanical vent louvers with decorative grilles would be installed in place of transoms, as needed by tenants to address air intake requirements;
- A building sign program that would consist of externally illuminated blade signs integrated into the header of the new storefront system at Ninth, Tenth, and Market Street facades;
- At one bay of the Market Street façade, removal of historic cast iron spandrel panels and second floor windows to create a new double-height lobby entrance with steel and butt-glazed system behind the rehabilitated historic metal marquee, which would be rehabilitated to maintain its function (protecting the entrance, lighting, etc.) and form;
- Enlarged window openings at the 10th floor windows by lowering the sill and removing the top row of the terra cotta tile along the parapet at the Ninth Street façade;

¹ Planning Case No. 2007.0210R. This file is available for review.

² San Francisco Board of Appeals, Notice of Decision, Appeal No. 02-029, 1355 Market Street Association & Western Mart Co. vs. Zoning Administrator, April 3, 2002. This document is available as part of Case No. 2012. 0502E.

- Replacement of windows at the 10th and 11th floors on the Ninth, Tenth, and Market Street façades;
- Replacement of the non-historic second floor windows on the Ninth, Tenth, and Market Street façades;
- Installation of window washing equipment;
- Installation of new openings and a loggia screen at the Stevenson Street elevation; and
- Repair of the historic metal canopy at the Tenth Street façade.

875 Stevenson Street

- Recladding of the exterior concrete façade of the building with a contemporary cladding that may include metal and glass;
- Creation of a new pedestrian entrance facing Stevenson Street;
- Upgrades to the heating, ventilation and air conditioning (HVAC), elevator, and electrical systems; and
- Seismic strengthening of the building through shear wall upgrades.

Change of Use. The proposed project involves the change of use of the ground floor of a portion of both buildings from office use to retail use. The ground floor of 1355 Market Street has a 13,235 sf occupied retail space (currently a Walgreens store), and the remainder of the ground floor is lobby/office use. The proposed project would create nine separate retail spaces within 1355 Market Street to be occupied by general retail, restaurants, limited restaurants, and a 14,588 sf grocery store, for a total of 42,500 sf of new retail space. Within 875 Stevenson Street, the ground floor would include three new retail spaces (a fitness center, a restaurant, and a bar)³ totaling 48,297 sf, and a 200-space bicycle storage area.

1355 Market Street Recent Projects. A determination of exemption from environmental review was issued on June 9, 2011 for seismic, mechanical, and interior rehabilitation of 1355 Market Street.⁴ Another determination of exemption from environmental review was issued for 1355 Market Street on November 10, 2011, for the demolition of the 1941 ninth floor addition on the west side of the central tower, and the installation of a roof deck and mechanical room in place of the removed addition.⁵ All of the work included in these projects has been completed except for rehabilitation of the historic lobby at 1355 Market Street, which is ongoing.

Project Construction. The proposed window and ground-floor tenant improvements at 1355 Market Street would occur over a six-month period concurrent with the previously approved lobby work (from September 2012 through March 2013) and would involve 15 to 25 workers per day. The proposed

³ Per Planning Code Section 219(a), retail business and personal services (i.e., the fitness center) are categorized together in C-3 zoning.

⁴ San Francisco Planning Department, *Certificate of Determination, Exemption from Environmental Review, 1355 Market Street – Market Square, 2011.0428E*, June 9, 2011. This document is available for review.

⁵ San Francisco Planning Department, *Certificate of Determination, Exemption from Environmental Review, 1355 Market Street – Market Square, 2011.0926E*, November 10, 2011. This document is available for review.

alterations at 875 Stevenson Street are anticipated to take approximately 12 months (from December 2012 through December 2013) and involve 45 to 60 workers per day.

Construction on 1355 Market Street would primarily occur within the building, but would require scaffolding outside the building along Market Street. Construction staging for 875 Stevenson Street would occur along Stevenson Street and in the loading area east of 875 Stevenson Street. Construction-related truck traffic would access the project site via Ninth Street to Hayes Street to Polk Street to Tenth Street, and enter the project site either through the garage entry ramp on Tenth Street or via Jessie Street. Construction vehicles would exit the project site via southbound Tenth Street. No construction staging for the project would occur along Market Street.

Project Approvals. The 875 Stevenson Street portion of the project is subject to administrative review per Planning Code Section 309, and the 1355 Market Street portion of the project is subject to Major Permit to Alter approval by the Historic Preservation Commission.

REMARKS:

In-Fill Development. California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The site is located within the C-3-G (Downtown General Commercial) Use District. The proposed project would convert 90,797 sf of office use to retail use; both of these uses are permitted within the C-3-G Use District. Thus, the proposed project is consistent with all General Plan designations and applicable zoning plans and policies.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 2.9-acre (124,926 sf) project site is located within a developed area of San Francisco. The surrounding uses are mixed retail, entertainment, residential, and office, which would be properly characterized as urban uses.

- c) *The project site has no habitat for endangered, rare, or threatened species.*

The project site is within a fully developed urban area and is fully occupied by existing buildings and a paved loading area. There is no vegetation on the project site. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic During Project Operation. The proposed project involves the conversion of 90,797 sf of office use to retail use in two existing buildings. Project trip generation was calculated using San Francisco's *Transportation Guidelines for CEQA Analysis*. Retail use generates more trips than office use because office workers generally arrive and depart just once or twice per day and retail users come and go throughout the day. Using the general retail trip generation factor of 150 trips per each thousand square feet of space, the proposed project would generate 11,977 person trips per day, with 1,086 of those trips occurring during the p.m. peak hour.⁶ Using the modal split factors for retail use in the C-3 District, the project would generate 303 person-trips by automobile and 128 person-trips by transit during the p.m. peak hour. Assuming a vehicle occupancy rate of 1.77 persons per vehicle,⁷ the proposed project would result in an increase of 171 vehicle trips during the p.m. peak hour; however, this increase in new p.m. peak-hour vehicle trips is a conservative assumption for the following reasons:

- The proposed retail uses are anticipated to serve local residents and workers. These retail uses would include a 14,588 sf grocery, a fitness center, restaurants, and other retail that would service the office tenancies above and residents and workers in the immediate surrounding neighborhood – particularly the occupants of residential units currently under construction within a few blocks of the site. Thus, visitors of the retail uses would be more likely to walk, bike, or arrive by transit than visitors of typical retail uses.
- The project site is well served by many transit lines, including the Muni 9, 21, 83X, and F lines along Market Street, BART and Muni Metro underground service to Civic Center, and Golden Gate Transit and Samtrans. These transit lines all provide service to within one block of the project site.
- The project would provide 200 bicycle parking spaces for both office and retail tenants on site, which would most likely be staffed by a valet. Potential retail tenants are anticipated to attract residents and workers who would arrive by walking or bicycle.
- More than 93 percent (271 of 291) of the existing on-site parking would be devoted to office use. The limited amount of retail parking further supports the assumption that the proposed retail use would serve residents and workers in the neighborhood. It is anticipated that the proposed project would not generate vehicular trips typically expected of downtown retail uses.

Weekday peak-hour traffic counts were recently conducted at the intersection of Market and Ninth Streets.⁸ Ninth Street is one way northbound, with left and right turn lanes onto Market Street. The total volume on the northbound approach to this intersection during the p.m. peak hour was 3,015 vehicles, and the existing intersection level of service (LOS) during the p.m. peak hour was estimated at LOS C, an acceptable condition. Project-related vehicles would arrive or depart using southbound Tenth Street, eastbound Market Street, or east- or westbound Mission Street. A conservative assumption is that half of

⁶ San Francisco Planning Department, *Project Trip Generation for 1355 Market Street + 875 Stevenson Street*, August 6, 2012. This document is available as part of Case No. 2012.0502E.

⁷ *Transportation Guidelines* person-per-vehicle distribution for the C-3 District is 1.77 for retail visitor trips (per Table E-8) and 2.72 for retail work trips (per Table E-2). Thus, this estimate conservatively assumes all trips are retail visitor trips.

⁸ Fehr & Peers, *Supplemental-Sensitivity Transportation Impact Analyses for the California Pacific Medical Center Cathedral Hill Campus in San Francisco, CA*, April 27, 2011. Figure 2 and Table 3. This document is available for review as part of Case No. 2012.0502E.

these departing vehicles would pass through the intersection of Ninth and Market Streets. If half of the proposed project's 171 new p.m. peak-hour trips were to pass through this intersection, these new trips would represent less than 3 percent of the volume of existing trips,⁹ and intersection LOS would remain at an acceptable condition.

Weekday peak-hour traffic counts were also conducted at the intersections of Market and Tenth Street, Mission and Tenth Street, and Mission and Ninth Street.¹⁰ Existing conditions at Mission/Ninth were identified at an acceptable LOS B, and at Market/Tenth and Mission/Tenth at an acceptable LOS C. The incremental increase in traffic of 171 vehicles during the p.m. peak hour would not be considered a substantial increase relative to the existing traffic conditions and capacity of the local street system.

Under 2030 cumulative conditions, weekday p.m. peak-hour northbound movements at the intersection of Market and Ninth Streets are expected to increase to 3,831 but remain at an acceptable LOS D.¹¹ Project-related vehicles would arrive or depart using southbound Tenth Street, eastbound Market Street, or east- or westbound Mission Street. A conservative assumption is that half of these departing vehicles would pass through the intersection of Ninth and Market Streets. If half of the proposed project's 171 new p.m. peak-hour trips were to pass through this intersection, they would continue to represent less than 3 percent of the cumulative volume at this intersection. Under 2030 cumulative conditions, weekday p.m. peak-hour intersection conditions at Market/Tenth Streets were projected to be an acceptable LOS D, at Mission/Tenth at an acceptable LOS C, and at Mission/Ninth at an acceptable LOS B.¹² The incremental increase in traffic of 171 vehicles during the p.m. peak hour would not be considered a substantial increase relative to the cumulative traffic conditions and capacity of the local street system.

For the above reasons, the project would not result in a significant effect on existing traffic conditions.

Traffic During Project Construction. Deliveries to 1355 Market Street for the 6-month construction period would be on average two trucks per day. Deliveries to 875 Stevenson Street during the 12-month construction period would be on average five trucks per day and would increase to 15 trucks per day for 20 days when demolition off-haul and curtain wall installation occurs. Demolished materials from 1355 Market Street would be taken off site during a five-week period via three flatbed trucks per day. Demolished materials from 875 Stevenson Street would be taken off site during a five-week period via three flatbed trucks per day.

Project construction-related lane closure is expected to be minimal. Lanes on either Ninth or Tenth Street would be closed during one Saturday when rooftop equipment would be hoisted onto 875 Stevenson Street. A lane closure permit would be secured to accommodate this work. In general, lane and sidewalk closures are subject to review and approval by the Department of Public Works (DPW) and the

⁹ $171 \div 2 = 86$ trips. 86 of 3,051 trips = 2.85 percent.

¹⁰ SFMTA, May 2010. As reported in San Francisco Planning Department, *Certificate of Determination Exemption from Environmental Review, Market Street Required Right Turns*, Case No. 2010.0683E, August 23, 2010. This document is available for review as part of Case No. 2012.0502E.

¹¹ Fehr & Peers, *op. cit.*, Figure 9 and Table 3.

¹² SFMTA, *op. cit.*

Transportation Advisory Staff Committee (TASC), which consists of representatives from the Fire Department, Police Department, MTA Traffic Engineering Division, and Department of Public Works. TASC provides recommendations to minimize the effects of construction projects on the public right-of-way. TASC review and subsequent compliance of the proposed project with its recommendations would therefore help minimize any project construction-related impacts that could occur due to project construction.

During the 12-month project construction period, project construction truck traffic would result in a temporary decrease in the capacities of local streets in the project area due to the slower movement and larger turning radii of project-related construction trucks. Due to its temporary nature and limited duration, project-related construction impacts on traffic generally would not be considered significant.

Transit. The proposed project would generate an additional 1,537 daily transit trips.¹³ These trips could be accommodated by existing transit lines, such as the Muni 9, 21, 83-X, F, and underground Metro lines, BART, Golden Gate Transit, and Samtrans. During project construction, no project-related construction staging would occur along Market Street, and there are no Muni lines or stops along Ninth and Tenth Streets adjacent to the project site. Thus, the proposed project would result in less-than-significant impacts on transit service.

Bicycles. The project site is well served by the San Francisco bicycle network, with an east-west route running in front of the project site on Market Street, a southbound route on Tenth Street, and a northbound route on Eighth Street. The eastbound bicycle lane on Market Street, as it approaches Tenth Street, is a dedicated lane in between the eastbound vehicle lane and the southbound vehicle turn lane. In front of the project site on Market Street the dedicated bicycle path is between the sidewalk and vehicle lanes. The southbound bicycle lane on Tenth Street is not in front of the project site but is on the opposite (west) side of Tenth Street. The proposed project would not result in any changes to these bicycle lanes. Project-related vehicles that turn onto Market Street from northbound Ninth Street or turn southbound onto Tenth Street from eastbound Market Street would not interfere with bicycle movements. Access into and out of the on-site parking garage is along the east side of Tenth Street, and the bike route is along the west side of Tenth Street. Thus, there would be no conflicts between bicycles and vehicle ingress/egress. It is anticipated that many visitors to the project site's existing office uses and proposed retail uses would travel by bicycle, and the project would accommodate these visitors by providing 200 bicycle parking spaces. Project construction would not occur adjacent to bicycle lanes on Market or Tenth Streets. Thus, the proposed project would result in less-than-significant impacts on bicycle conditions.

Pedestrians. The project site is surrounded by adequate sidewalk widths (25 feet on Market Street; 10 feet on Ninth and Tenth Streets) to accommodate additional project-related pedestrian use. Crosswalks in the project area have countdown signals. Scaffolding placed along Market Street would not obstruct the pedestrian right of way. Thus, the proposed project would result in less-than-significant impacts on pedestrian conditions.

¹³ San Francisco Planning Department, *Project Trip Generation for 1355 Market Street + 875 Stevenson Street*, *op. cit.*

Loading. The loading dock facing the rear of 1355 Market Street would continue to be used by the existing Walgreens store, which receives deliveries by semi-truck every Saturday morning. Proposed new retail uses would receive deliveries from trucks that would share the Walgreens loading dock and also use the three existing approximately 20-foot-by-20-foot off-street loading spaces at the east side of 875 Stevenson Street. These four loading spaces would be adequate to serve the 103,297 sf of existing and proposed retail in the two buildings.¹⁴

Parking. The two buildings contain one connected below-grade garage with 291 parking spaces. During project operation, 183 parking spaces would be reserved for office tenants, 88 spaces for existing monthly parkers, and 20 spaces dedicated to valet parking for retail uses. During project construction, the garage could adequately serve the up to 85 construction workers who drive to the project site.

Noise. An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. The nearest residences to the project site are across Jessie Street in a 12-story apartment building (10th and Mission Family Housing). The change of use of 90,797 sf from office to retail use would not result in a noticeable increase in ambient noise level in the project vicinity. During project construction, the increase in traffic volumes would not cause a noticeable increase in the ambient noise level in the project vicinity. Construction delivery and truck trips would generate noise that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies in the analysis of criteria air pollutant impacts, the BAAQMD, in its *CEQA Air Quality Guidelines* (May 2011), developed screening criteria. If all the screening criteria are met by a proposed project, then the lead agency or applicant does not need to perform a detailed air quality assessment of the project's air pollutant

¹⁴ Per Planning Code Section 152.1, the 55,000 sf of retail in 1355 Market Street would require two loading spaces (55,000/25,000 = 2.2 rounded down to 2), and the 48,297 sf of retail in 975 Stevenson Street would require two loading spaces.

emissions, and the proposed project would result in less-than-significant criteria air pollutant impacts. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.¹⁵

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term duration) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "air pollution hot spots," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and (2) cumulative PM_{2.5} concentrations greater than 10 micrograms per cubic meter. Land use projects within these air pollution hot spots require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The 1355 Market Street building is within an air pollution hot spot. During project operation, no new sensitive receptors (e.g., residents) would be added to the building. Emissions from recent construction activities at the project site (seismic, mechanical, and interior rehabilitation) were quantified in an air quality technical memorandum that concluded that these construction-related activities would result in a less-than-significant impact related to PM_{2.5} emissions and health risks.¹⁶ Emissions from additional scope of work involving the demolition of the 1941 ninth floor addition on west side of the central tower, and the installation of a roof deck and mechanical room in place of the removed addition, in combination with the seismic, mechanical, and interior work, were also evaluated and determined to be less than significant.¹⁷

The current scope of work for construction at 1355 Market Street – storefront improvements, a new lobby, and window enlargement and replacement – would involve up to 25 workers per day over a six-month construction period. Construction equipment would mostly involve hand tools with the exception of a generator-powered saw for cutting window openings, used for approximately seven days. Emissions from these construction activities would be short term, mostly interior, and would add minimal emissions and would not be expected to expose sensitive receptors to substantial air pollutants. Therefore, project operation and construction at 1355 Market Street would result in a less-than-significant air quality impact to sensitive receptors.

The 875 Stevenson Street building is not located within an air pollution hot spot. During project operation, no new sensitive receptors (e.g., residents) would be added to 875 Stevenson Street. The scope of work for construction at 875 Stevenson Street – exterior recladding, creation of a new pedestrian

¹⁵ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1, Land Use Type: strip mall.

¹⁶ Environ, *CEQA Health Risk Analyses for the Proposed Upgrades to 1355 Market Street, San Francisco, California*, June 9, 2011. This report is available for review as part of Case No. 2011.0428E.

¹⁷ San Francisco Planning Department, *Certificate of Determination, Exemption from Environmental Review, 1355 Market Street*, November 10, 2011. Case No. 2011.0926E. This document is available for review.

entrance, upgrading the HVAC, elevators, and electrical systems, and seismic strengthening through shear wall upgrades – would involve 45 to 60 construction workers per day over a 12-month period. While on-road heavy-duty diesel vehicles and off-road equipment would be required for the 12-month construction duration, emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to and would comply with California regulations limiting idling to no more than five minutes,¹⁸ which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, project operation and construction at 875 Stevenson Street would result in a less-than-significant impact to sensitive receptors.

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality. The proposed project would not involve 5,000 sf or more of the ground surface disturbance; thus the project would not require a Stormwater Control Plan. The project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated as a result of project development.

Historical Resources. Formerly known as the Western Furniture Exchange, the building on the project site has been designated as a Category 1 (Significant) Building pursuant to Article 11 of the Planning Code and Downtown Plan, and has been previously evaluated as appearing eligible for listing in the National Register of Historic Places and California Register of Historical Resources. The building is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Constructed in 1937 (with additions in 1941, 1947, 1958, and 1963) in the Art Deco style, the 11-story, concrete-frame building on the project site is clad in glazed terracotta and metal, rests on a concrete perimeter foundation, and is capped by a flat roof with parapet.¹⁹ The original building was eight stories, and the building's rectangular footprint stopped short of Ninth Street; the Ninth Street wing was added in 1947, filling out the Market Street façade up to Ninth Street and giving the building its current configuration.

¹⁸ California Code of Regulations, Title 13, Division 3, § 2485.

¹⁹ Page & Turnbull, *Market Square, 1355 Market Street, Supplemental Information for Environmental Evaluation*, April 20, 2011, and Page & Turnbull, *Market Square, 1355 Market Street, Historic Resource Evaluation*, revised October 14, 2011. These documents are available for review as part of Case Nos. 2011.0428E, 2011.0926E, and 2012.0502E.

According to the Planning Department's Preservation Technical Specialist, the building on the project site is significant under Criterion 3 (Design/Construction) as an example of the Art Deco style in San Francisco, and as a large commercial building along this section of Market Street. As stated in the Historic Resource Evaluation (HRE) report prepared for this building:

Designed in 1937 [with a matching addition constructed in 1947] by the Capital Company, the building is a high-style example of this [Art Deco] architectural trend, as evidenced by its reinforced concrete construction, vertical emphasis established by prominent piers and central Market Street tower, unique fenestration pattern with decorative spandrels, elaborate Mayan-influenced terracotta details over the entrances and at the cornice, and grandiose formal lobby space. The full-block footprint and open, flexible floor plan of [the subject property] are characteristic of large commercial buildings of this era, and the size, scale, and design of the building have given [it] an important street presence rivaled by few other San Francisco buildings, and made it a commercial anchor for this portion of Market Street.²⁰

Planning Department staff determined that the building on the project site is not eligible for inclusion on the California Register under Criterion 1 (it is not associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States); Criterion 2 (it is not associated with the lives of persons important in our local, regional or national past); or Criterion 4 (it is not likely to yield, information important in prehistory or history).

Planning Department staff finds that building retains good integrity. Although it has undergone alterations – the most notable being rooftop additions in 1941, 1958, and 1963, alterations of the central tower in 1958, and lobby remodel in the 1960s – the building retains sufficient features from the period of significance of 1937 to 1947 to convey its historic significance. The character-defining features of the building include its Market Street, Ninth Street, and Tenth Street façade design and materials (such as Mayan-influenced terracotta cladding and details, prominent piers, and decorative spandrels); the Market Street two-story central tower; the main entrance lobby; the Mart Exchange ballroom on the ninth floor; the octagonal concrete columns on all floors; and the open, flexible floor plan.

The currently proposed project was evaluated for impacts to historical resources.²¹

Storefront Systems. The building was formerly used as a wholesale facility, so it historically had one primary entrance located at the base of the central tower with the remainder of the ground floor on the Market, Ninth, and Tenth Street façades occupied by large display windows. Over the years, limited alterations to accommodate additional tenants have included new entrance doors, new storefronts, and the replacement of transom glazing with mechanical vents and louvers. While such alterations have occurred, the overall consistency in material and character of the ground-floor storefronts is, for a building of this size and age, surprisingly uniform and consistent with the original design and materials.

²⁰ Page & Turnbull, *Supplemental*, p. 4; *Historic Resource Evaluation*, *op. cit.*, p. 5.

²¹ This discussion is excerpted from the San Francisco Planning Department memorandum *Historic Resource Evaluation Response, 1355 Market Street*, from Pilar LaValley, Preservation Technical Specialist, to Jeanie Poling, Environmental Planner, August 2, 2012. This document is available for review as part of Case No. 2012.0502E.

The historic storefront configuration appears to consist of a granite base, which varies in height in relation to changes in grade, large storefront windows with one vertical mullion and minimal framing, a cast iron header, and a narrow band of two-light transom windows separated by three vertical mullions.

The proposal is to remove existing storefront glazing systems and transom windows in all locations (with the exception of storefront bays occupied by Walgreens) and conduct limited removal of granite base material where necessary for new entrances (limited reduction in overall height of base in select locations may also occur). The new storefront system would consist of a two-light, metal-and-glass and butt-glazed system. The new system would introduce a secondary header upon which projecting signs and light fixtures would be affixed. New aluminum transoms similar to existing in size and configuration would be installed along Market Street. Along Ninth and Tenth Streets, new transoms matching existing would be adapted to accept mechanical louvers with decorative grilles to address air intake requirements.

The new storefronts appear to appropriately retain historic fabric while introducing contemporary but compatible new storefront and transom window systems that closely match, or are compatible with, the existing elements, in conformance with the Planning Department's draft storefront standards²² and the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*. As noted in *Preservation Brief #11: Rehabilitating Historic Storefronts*, the "storefront is the most important architectural feature of many historic commercial buildings."²³ This is particularly true of the subject building, since it did not historically have multiple storefront entrances for different commercial tenants. The building was a wholesale facility with multiple showrooms accessed from a primary, central entrance. Although the building's storefronts always served a commercial function by providing display areas, their configuration with the void of the large glazed opening over the solidity of the granite base is expressive of the historic use and architectural character of the building. Retention of the granite base preserves the distinctive historic fabric that contributes to the historic and architectural significance of the building at a portion of the building that is most physically and visually accessible to occupants and visitors. The proposed storefront alterations, including retained granite base, and new storefront and transoms that closely match existing features, would appropriately balance new features and the historic fabric in a manner that preserves the historic character of the building in conformance with Rehabilitation Standard 2. As proposed, the new storefronts, including retained granite base, transoms, and projecting blade signs, would not destroy historic materials that characterize the property, would be clearly differentiated from the old, and would be compatible with the historic character of the building in conformance with Rehabilitation Standard 9.²⁴

²² San Francisco Planning Department, *Design Standards for Signage & Awnings in the Kearny-Mason-Market-Sutter Conservation District*, Draft June 2009, updated September 7, 2010.

²³ H. Ward Jandl, *Preservation Brief #11: Rehabilitating Historic Storefronts* (National Park Service, Technical Preservation Services, Washington D.C: 1982). Available at <http://www.nps.gov/hps/tps/briefs/brief11.htm>.

²⁴ The project sponsor proposed a project variant involving removal or significant reduction in height of the existing granite base at the storefront bays on the Market, Ninth, and Tenth Street façades of the building. As discussed in the *Historic Resource Evaluation Response*, the proposed variant would inappropriately remove historic fabric that contributes to the architectural character of the building and thus would not be in conformance with the *Secretary's Standards*. The project variant is not covered by this environmental exemption certificate.

New Lobby Entrance. The new lobby entrance would replace an existing garage entry that is proposed to be abandoned. To accommodate the new entrance, the historic cast iron spandrel panels and non-historic second floor windows and a metal roll-up security gate would be removed. A double-height steel frame surround with butt-glazed window and frameless doors would be installed in the enlarged opening with no changes to the existing terra cotta. The features to be removed would be salvaged and stored on site. The proposed new lobby entrance, while removing historic fabric and creating a new double-height opening, would be in conformance with the *Secretary's Standards*. The new glazing system would clearly be contemporary and differentiated but would be compatible with the adjoining historic fabric. The new framing would extend to the perimeters of the opening between the existing piers and lintel and would be steel with a dark painted finish. The storefront frame profile and depth would be compatible with the historic façade and proportions using contemporary detailing. The most significant historic feature located within this bay – the Streamline canopy – would be retained and incorporated into the new lobby entrance system. The proposed approach, with integration of the canopy with a new contemporary glazing system, would properly balance loss and retention of historic fabric to protect the integrity of the building.

10th Floor Windows. The 10th and 11th floors were added to the building in 1958 and 1964, respectively, and are non-contributing elements of the building. The existing windows are not historic and their removal and replacement appears to be in conformance with the *Secretary's Standards*. The proposed project would increase the size of the 10th floor window openings by lowering the sill. At Market, Stevenson, and Jessie Streets, lowering the sill would require removal of stucco cladding on the non-historic 10th floor addition (from Market Street this change would be largely obscured by the ninth floor addition). At Ninth Street, the lower sill would require removal of the existing cast stone sill and historic terra cotta cladding and alteration of the configuration and proportion of the parapet. An aluminum sill with profile to match the existing would be installed to cap the lowered parapet. This portion of the parapet is from the 1947 addition of the Ninth Street wing, which is within the period of significance for the building and is, therefore, historic fabric. Although this portion of the building was added during the period of significance, this section of the parapet is quite different from the more ornate bas-relief parapets with projecting pier caps that terminate the Market and Tenth Street façades. This difference is due to the fact that at Ninth Street, the ninth floor addition was constructed flush with the lower floors; on the other façades, the ninth floor addition was set back, allowing the decorative parapet to dominate. At Ninth Street, the parapet consists of two courses of terra cotta blocks with a simple cast stone cap. Given the height and relative visibility of the proposed work, the simplicity of the parapet in this particular location, as well as its differentiation from the other primary façades, the proposed removal of the cap and one course of terra cotta in this location would not materially impair the ability of the building to convey its significance.

10th and 11th Floor Windows. The 10th and 11th floor windows on the Ninth, Tenth, and Market Street façades would be replaced. The 10th and 11th floors were added to the building in 1958 and 1964, respectively, and their windows are non-contributing elements of the building. From Market Street this change would be largely obscured by the ninth floor addition. Thus, the replacement of windows on the 10th and 11th floors would be in conformance with the *Secretary's Standards* and would not result in an impact on historical resources.

Second Floor Windows. The proposed project would replace the non-historic second floor windows on the Ninth, Tenth, and Market Street façades. These windows are non-contributing elements of the building. The replacement sash would match the character and material of original windows and the windows on the upper floors. Thus, their removal and replacement appears to be in conformance with the *Secretary's Standards* and would not be an impact on historical resources.

Window Washing Equipment. The proposed project would include the installation of window washing equipment on the roof of 1355 Market Street. At the tower, two terra cotta tiles would be removed and salvaged and replaced with architectural precast concrete tiles to match existing and installed to accommodate the window washing equipment attachment mechanism. Anchors for this equipment would also be installed across each building façade. The proposed work appears to be in conformance with the *Secretary's Standards*, as only a small number of terra cotta tiles would be removed and new cast features would match existing.

Stevenson Street Elevation. The Stevenson Street (rear) elevation of 1355 Market Street is utilitarian in nature and is clad in stucco and fenestrated with paired aluminum sash windows. Several bays of windows have been replaced with mechanical louvers in previous phases of the project. As part of the proposed project, new openings (several two-story) would be added at the ground level of the subject building. New openings would align with the existing fenestration pattern. A loggia screen would be built framing the first and second floors at the new openings. The proposed alterations at the Stevenson Street elevation would occur on a secondary elevation that is utilitarian in nature, would not remove significant historic fabric, and would be unobtrusive to the primary façades of the building. For the reasons stated above, these proposed alterations to the Stevenson Street elevation would be in conformance with the *Secretary's Standards* and would not result in impacts on the historical resource.

875 Stevenson Street. Due to the physical separation between the two buildings, the proposed recladding of the 875 Stevenson Street building would not result in any potential off-site impacts to the historical resource at 1355 Market Street.

Summary of Historical Resources. Preservation staff finds that the proposed project, for reasons stated above, would not have a significant impact on historical resources. Furthermore, the proposed project in combination with recently approved projects at 1355 Market Street (Case Nos. 2011.0428E and 2011.0926E) would not result in cumulative impacts on the historic resource.

Hazardous Materials. The proposed project would involve façade and interior tenant improvements and would not involve soil excavation or subsurface work. During project construction, any work involving the handling and removal of hazardous building materials, such as asbestos-containing materials and lead-based paint, would comply with federal, state, and local regulations. Thus, no environmental concerns involving hazardous materials would be associated with the proposed project.

Geology and Soils. Project construction would not include excavation, subsurface work, or the use of piles. The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Geologic and seismic hazards are considered as part of the Department of Building Inspection (DBI) review process. Background information provided to DBI

would provide for the security and stability of the subject building and adjoining properties during construction. Potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code. In light of the above, no environmental concerns involving geologic and seismic hazards would be associated with the proposed project.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on April 26, 2012, to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. One neighbor expressed concerns regarding adequate vehicle and bicycle parking for future commercial tenants. These issues are addressed above.

SUMMARY:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

1315 UTAH STREET

BLOCK/LOT(S)

4263/016

CASE NO.

2012.0731

PERMIT NO.

PLANS DATED

11/8/2011

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

AUG 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is **not listed:**
GO TO STEP 5
- ☒ Project **does not conform** to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more** work descriptions:
GO TO STEP 5
- ☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: PRESERVATION TEAM

REVIEW FORM 8/13/2012 - ATTACHED

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

MEETING DATE:	08/13/2012	DATE:	8/13/2012
----------------------	------------	--------------	-----------

PROJECT INFORMATION:	
Planner:	Doug Vu
Address:	1315 Utah Street
Cross Streets:	24th & 25th Streets
Block/Lot:	4263/016
CEQA Category:	
Art. 10/11:	
BPA/Case No.:	2012.0731E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	11/8/2011
------------------------------------	-----------

PROJECT ISSUES:
- Proposal is to construct a vertical addition to existing ca. 1886 building. - Property outside Mission District Context Statement. - 1912 permit issued for alteration to install Edwardian facade (i.e. front windows to bay windows). - 1914 permit issued to raise the building. - 1936 permit issued to repair fire damage. - Building does not meet any CA Register criteria, and planner concurs with finding that building is not a resource.

PRESERVATION TEAM REVIEW:

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource per CEQA:		☐ Yes	☐ No *	☐ N/A
	Criteria	Events:	☐ Yes	☐ No
		Persons:	☐ Yes	☐ No
		Architecture:	☐ Yes	☐ No
		Potential to Yield:	☐ Yes	☐ No
	If yes, Individual Resource:		☐ Yes	☐ No
	If yes, Historic District:		☐ Yes	☐ No
Complies with the Secretary's Standards/Art 10/Art 11:		☐ Yes	☐ No	☐ N/A
CEQA Material Impairment:		☐ Yes	☐ No	
Needs More Information:		☐ Yes	☐ No	
Requires Design Revisions:		☐ Yes	☐ No	
Defer to Residential Design Team:		☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Property does not meet any of the CA Register criteria, has been significantly altered since construction and is not located within a historic district. Re-classification to "C" status.

X

Uma

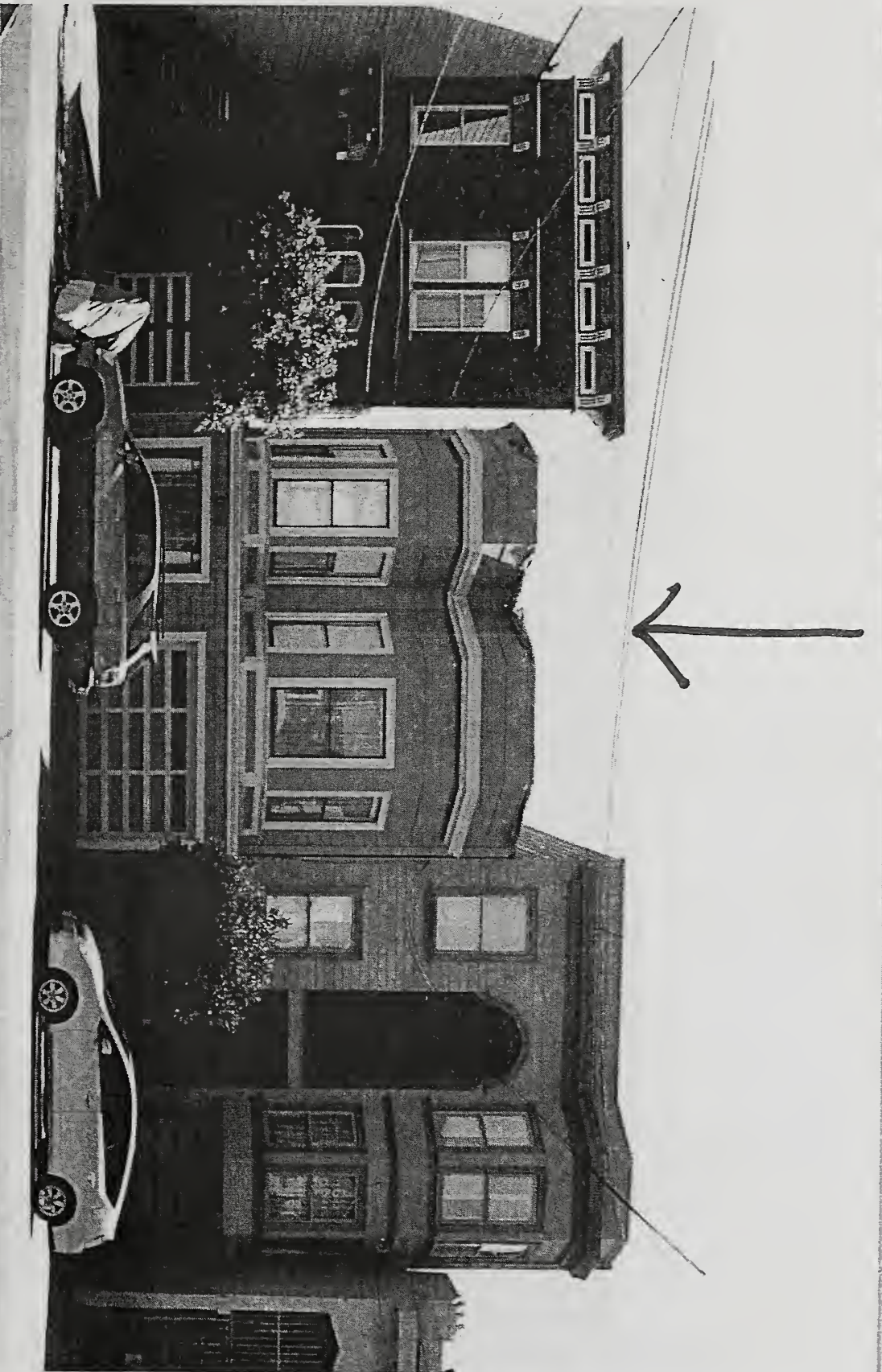
Date:

8-15-2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT

Street View



Street View





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

921 POST STREET

BLOCK/LOT(S)

0302/027A

CASE NO.

2012.0872

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

5/12 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

AUG 24 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is **not listed:**
GO TO STEP 5
- ☐ Project **does not conform** to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more** work descriptions:
GO TO STEP 5
- ☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify: CUT NEW WINDOW OPENING
ALONG SECONDARY ELEVATION THAT
DOES NOT DESTROY CHARACTER-
DEFINING FEATURES/MATERIALS/

9. **Reclassification of property status** to Category C FINISHES.

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





921 Post Street Facade

Figure #1





Date received:

SAN FRANCISCO PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Ms. Pereira.

Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9107, monica.pereira@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

8/16/2012

(For Staff Use Only) Case No.

2012.1104E

Address:

4188 CESAR CHAVEZ

Block/Lot:

6563/016

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner John NANCY HORNER Telephone No. (415) 648-4215
 Address 4188 CESAR CHAVEZ Fax No. _____
S.F. CA 94131 Email horner.01@gmail.com
 Project Contact John HORNER Telephone No. (415) 810-4814
 Company _____ Fax No. _____
 Address 4188 CESAR CHAVEZ Email horner.01@gmail.com
S.F., CA 94131

Site Information

Site Address(es): 4188 CESAR CHAVEZ
 Nearest Cross Street(s) CASTRO
 Block(s)/Lot(s) LOT 6563 Block 016 Zoning District(s) _____
 Site Square Footage 3360 Height/Bulk District _____
 Present or previous site use _____
 Community Plan Area (if any) _____

Project Description - please check all that apply

- ☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use SINGLE FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

REPLACE EXISTING FACADE AS SHOWN IN
 ELEVATION PROVIDED, FOUNDATION AND STRUCTURAL
 WORK AS REQUIRED, REMODEL MAIN FLOOR

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRE)* will be required. The scope of the HRE will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 8 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	SINGLE FAMILY	SINGLE FAMILY	0	0
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				

Dwelling units	1	1		
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings	1	1		
Height of building(s)	35'	35'		
Number of stories	3	3		

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

4188 Cesar Chavez

BLOCK/LOT(S)

6563/016

CASE NO.

2012.1104 E

PERMIT NO.

PLANS DATED

Jul 23, 2012

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☒ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

mt

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is not listed:

GO TO STEP 5

- ☒ Project does not conform to the scopes of work:

GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:

GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* fbt 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

Per bldg. permit history & historic photos, existing bldg was

* Requires initial by Senior Preservation Planner / Preservation Coordinator

drastically altered in the 1970's

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

- new vertical addition, siding, windows, garage, etc.
(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

fbt

STOP!

Must file *Environmental Evaluation Application*.

No integrity

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Jmain

Planner's Signature

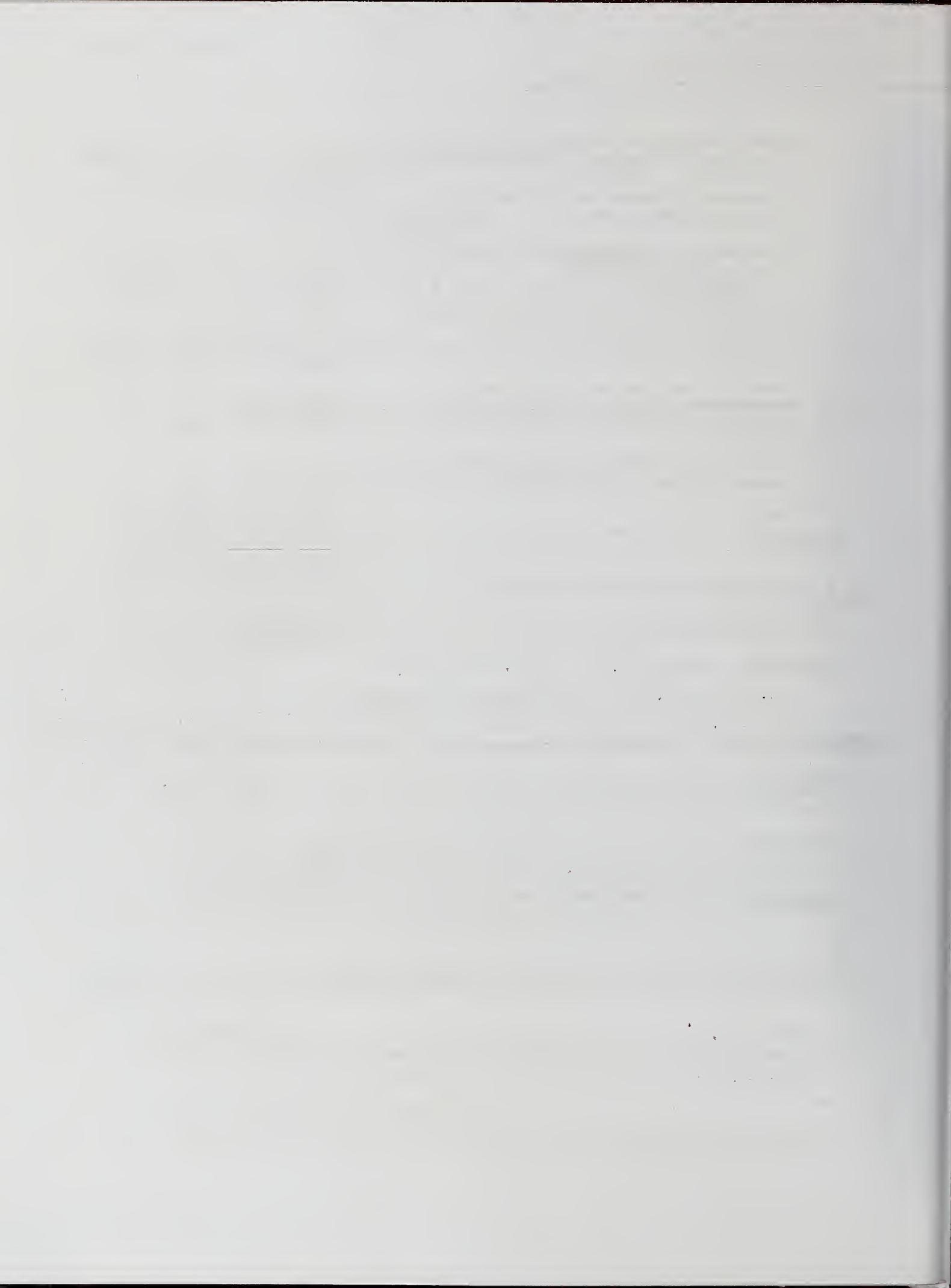
Tina Tam

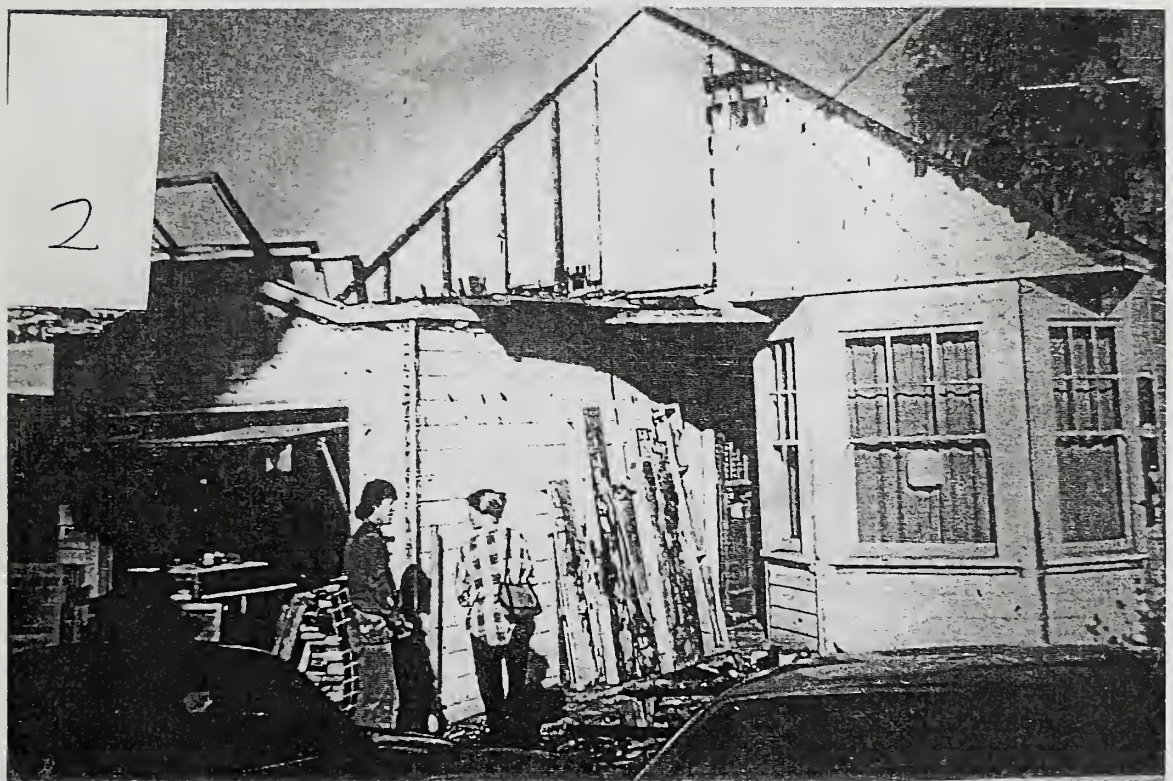
Print Name

8/23/2012

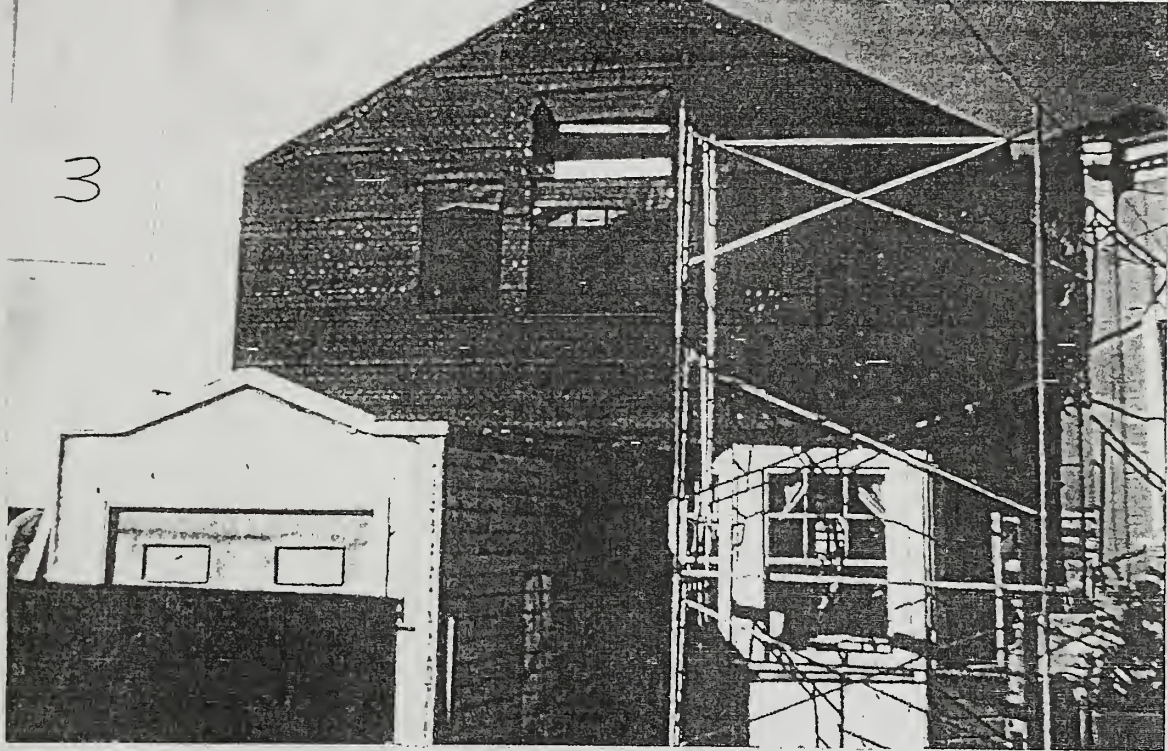
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

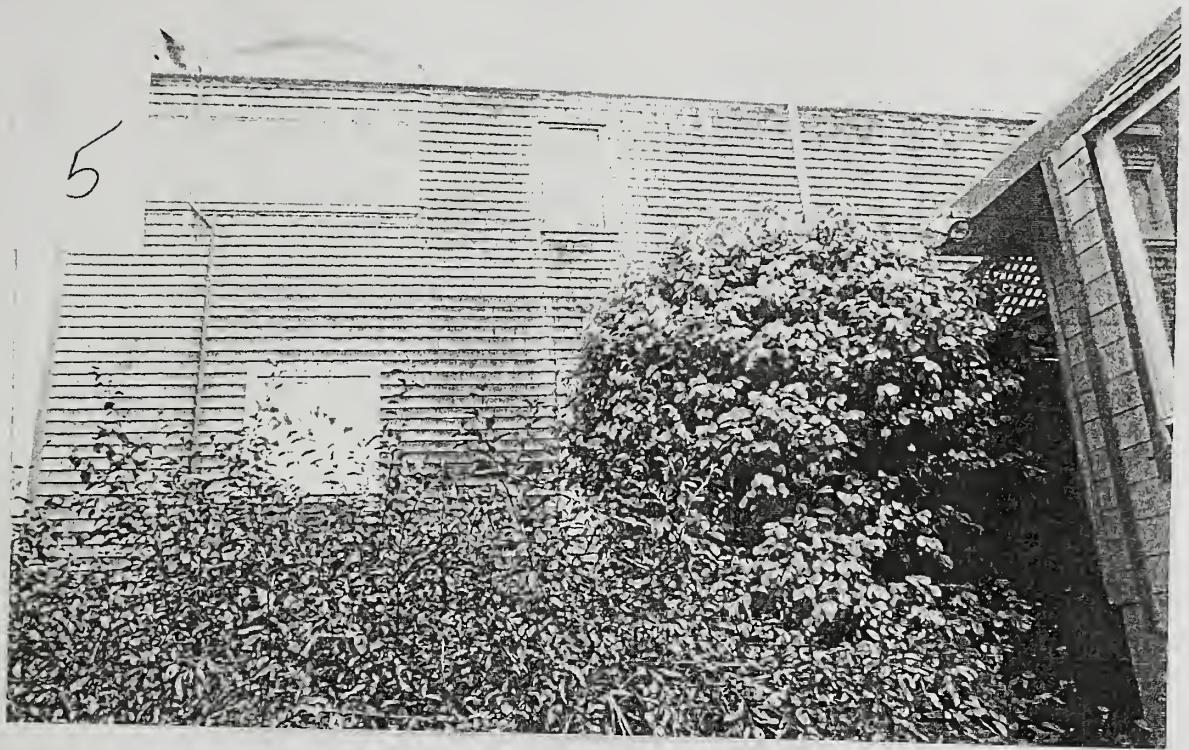
















SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

1354 24TH AVENUE

1778/031

CASE NO.

PERMIT NO.

PLANS DATED

2012.0268 E

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:**

GO TO STEP 5

☒ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

* **9. Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: per pres. team review

form - not eligible for listing;

* Requires initial by Senior Preservation Planner / Preservation Coordinator

not significant per info / data in EE file.

STEP 6

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

8-23-12

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

MEETING DATE:	08/20/2012	DATE:	8/20/2012
----------------------	------------	--------------	-----------

PROJECT INFORMATION:

Planner:	Doug Vu
Address:	1354 24th Avenue
Cross Streets:	Irving & Judah Streets
Block/Lot:	1778/031
CEQA Category:	B
Art. 10/11:	
BPA/Case No.:	2012.0268E

PURPOSE OF REVIEW:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC
---------------------------------------	-------------------------------------	---------------------------------------

PROJECT DESCRIPTION:

☒ Alteration	☐ Demo/New Construction	
---	---	--

DATE OF PLANS UNDER REVIEW: 2/6/2012

PROJECT ISSUES:

- Proposal for vertical and rear horizontal addition that would replace the entire primary facade.
- Building constructed in 1916, which is earlier than the major development of the Sunset District in the 1920s.
- Building's first owner was Sol Getz & Sons, perhaps a prominent realtor/developer?

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA:	☐ Yes	☐ No *	☐ N/A
-----------------------------	---------------------------	----------------------------	---------------------------

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
		If yes, Individual Resource:	☐ Yes	☒ No	
		If yes, Historic District:	☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☒ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Subject property is not associated with significant events or persons, does not represent the work of a master, does not possess high artistic values and therefore is not individually eligible. It is also not located within a designated or potential historic district; therefore not eligible as a contributor. Furthermore, the property lacks integrity due to extensive alterations in 1962. Property is not a historical resource and should be re-classified to C status.

X Uma

Date: 8/23/2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

250 Urbano Drive

BLOCK/LOT(S)

6913/013

CASE NO.

2011-0161E

PERMIT NO.

2010/12/30/7653

2010/12/30/7655

PLANS DATED

5/29/2012

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☒ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

465

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- hst 1. **Change of Use and New Construction** (tenant improvements not included). *Garage*
- hst 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☒ Project does not conform to the scopes of work:

GO TO STEP 5

☒ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify: see attached HREP dated 7/12/11 and 8/28/12 - no impact pursuant to revised plans

9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Tina Tam

Print Name

Date

8/29/2012

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2011.0161E
Project Address: 250 Urbano Drive
Zoning: RH-1(D) (Residential, House, Single-Family, Detached) Zoning District
40-X Height and Bulk District
Block/Lot: 6913/013
Date of Review: July 12, 2011 (Part I and II)
August 28, 2012 (Revised Part II)

Staff Contact: Tina Tam (Preservation Planner)
(415) 558-6325
tina.tam@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: May 29, 2012, by: John Lau, Design Consultants Group, Inc.

PROJECT DESCRIPTION (AS ORIGINALLY STATED IN THE HRER, DATED JULY 12, 2011).

The proposed project involving the subject property at 250 Urbano Drive includes: (1) a vertical / horizontal addition involving the construction of a new second story and a new rear wing onto the existing house; (2) interior remodeling involving expansion of living space into the existing automobile garage/basement level; (3) removal of the existing automobile garage door and replacement with new windows on the primary façade; (3) construction of a new detached automobile garage structure in the rear yard of the of the property; and (4) site improvements including filling of the existing sunken driveway in the front yard and installation of a new driveway in the rear yard. The proposed project would increase residential floor area from 1,871 square feet (existing) to 4,683 square feet (proposed), an increase of 2,812 square feet. The proposed project would decrease enclosed off-street parking area from 720 square feet (existing) to 361 square feet (proposed), a decrease of 359 square feet, while providing two enclosed off-street parking spaces in the prosed new detached garage.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Based on the revisions to the proposed project as outlined in the architectural drawings dated May 29, 2012, the proposed work would comply with the Secretary of the Interior's Standards for Rehabilitation, and would not cause a significant adverse impact to a historic resource.

Specifically, the project would maintain the subject property's character-defining features, including: the "bungalow" single-story-over-basement massing; plaster (stucco) exterior walls with flat, smooth surfaces; sloping, broken roofline with Spanish tile cladding and chimney; decorative wood trim at the eaves and around windows and doors; arched window openings at the front elevation; slightly arched main entry and glazed wood entry door with divided lights; wood sash windows with divided lights; site features such as a terraced front yard and side yards. The character-defining features of the Ingleside Terraces potential historic district include large residential lots with detached single-family houses and landscaped front yards; combination of larger "high-end" houses and smaller "bungalow" type houses; architectural styles that include Craftsman Period Revival, Spanish Colonial, and Mediterranean; curvilinear streets; circular mini-parks; and ornamental street furniture such as benches, stairways, plinths, urns, gates, fountains, and a sundial.

The revised project addresses all the earlier comments set forth in the HRER, Part II in regards to providing a 20-foot front setback for the new vertical addition; simplifying the roofline, window design and pattern, and material of the new addition; providing an offset for the new rear extension; retaining the existing single-story bay window (no alteration allowed) and maintaining the existing recessed automobile garage opening and infilling it at the vertical plane of the existing garage door.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: August 29, 2012

PHOTO



250 Urbano Drive
(Source: Google Maps, April 2011; Accessed August 29, 2012)



...



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: 250 Urbano Drive
Block/Lot: 6913/013
Case No.: 2011.0161E

Date of Review: July 12, 2011 (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

250 Urbano Drive is a single-family dwelling that was constructed in 1925, according to the Assessor and Department of Building Inspection (DBI) records, which contain a copy of the original construction permit. In DBI records, the architect is listed as Thomas Bros., the builder is listed as Henry Erickson, and the original owner/occupant is listed as Charles Benbow. The subject building at 250 Urbano Drive is a single-story over garage/basement, wood-frame structure with a concrete foundation and a combination cross-gable/flat roof, designed with elements of the Spanish Colonial Revival architectural style. Notable architectural features of the subject building include: plaster (stucco) exterior walls with flat, smooth surfaces; sloping, broken roofline with Spanish tile cladding and chimney; decorative wood trim at the eaves and around windows and doors; arched window openings at the front elevation; slightly arched main entry; glazed wood entry door with divided lights; and wood sash windows with divided lights. Site features include a terraced front yard, a sunken driveway, and side yards.

250 Urbano Drive is located on the north side of Urbano Drive, between Moncada Way and Corona Court, in the Ingleside Terraces neighborhood of southwest San Francisco. The subject building is located on a 6,000-square-foot rectangular lot that is 50 feet wide and 120 feet deep. 250 Urbano Drive is located within a RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

250 Urbano Drive is not evaluated in any historic resource surveys or listed on any local, state or national registries. The subject property is not located within any designated historic districts. The property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the

purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1925 and more than 50 years of age).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area around 250 Urbano Drive consists of single-family homes that were constructed as part of the Ingleside Terraces housing tract, which is bounded by Ocean Avenue to the north, Holloway Avenue to the south, Ashton Avenue to the east, and Junipero Serra Boulevard to the west. Ingleside Terraces is comprised of one- and two-story, detached single-family houses that exhibit architectural styles such as Craftsman, Period Revival, Spanish Colonial Revival, and Mediterranean. The Ingleside Terraces housing tract occupies the former site of the Ingleside Racetrack, and the elliptical shape of Urbano Drive corresponds to the former loop of the horse-racing track.

From 1910 to the 1920s, Ingleside Terraces was constructed by the Urban Realty Improvement Company as a "residence park" for high-end homebuyers (although the development included smaller bungalows as well as larger two-story homes). In addition to houses designed according to specific guidelines, the residence park of Ingleside Terraces includes curvilinear streets (such as Urbano Drive), non-rectangular blocks, landscaped open spaces (circular mini-parks), and ornamental street furniture (granite entry monuments, stone benches, column planters, and a sundial). The Urban Realty Improvement Company was headed by Joseph A. Leonard, and later by his son George L. Leonard, both of whom lived in Ingleside Terraces until the elder Leonard's death in 1929. Ingleside Terraces represents Joseph A. Leonard's most successful garden park development in San Francisco, as well as one of the best examples of a residence park in the City. Home building in Ingleside Terraces continued through the 1930s, consistent with the theme of the residence park.

According to *San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959* ("OMI Context Statement"), a historical context statement produced by the Western Neighborhoods Project, and adopted by the San Francisco Historic Preservation Commission on February 3, 2010:

Ingleside Terraces appears to be significant as a historic district meeting the National Register of Historic Places definition: "A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." Thus it is significant under the California Register of Historical Resources (CRHR) Criterion 1 for its association with the residential parks development that occurred in the early 20th century and Criterion 3, as exhibiting the distinctive characteristics of a type, period, region or method of construction of residential park.

Ingleside Terraces exhibits the characteristic features of residence parks of that era including curvilinear streets, ornamental street work such as plinths, urns, gates and

fountains and, uniquely, its sundial. The Ingleside Terraces district includes buildings, structures, sites, objects, and open spaces as these were designed as part of the plan.¹

Information located in the Planning Department's background files supports the conclusion of the OMI Context Statement that Ingleside Terraces comprises and/or contains a potential historic district that is eligible for listing in the California Register of Historical Resources ("California Register"). The Department's 1976 Architectural Survey identified 10 houses in Ingleside Terraces that exhibit very high architectural value as individual properties: 60, 70, 90, 135, and 140 Cedro Avenue; 25 Cerritos Avenue; 145 Paloma Avenue; and 160 and 874 Urbano Drive. In addition to being identified for individual architectural value, each of these properties was also assessed for "Importance as contribution to a cluster/streetscape" on a numerical scale ranging from -2 (lowest importance) to 5 (highest importance). Of the 10 houses included in the 1976 Architectural Survey, seven houses were assigned values of 3, two houses were assigned values of 2, and a single house (located at the outer edge of Ingleside Terraces) was assigned a value of 1 in relation to "Importance as contribution to a cluster/streetscape". This information indicates that there exists a high level of architectural cohesion and interaction among individual properties in Ingleside Terraces (including properties that were not individually identified in the 1976 Architectural Survey) that results in cohesive clusters and/or streetscapes. (The house at 90 Cerrito Avenue is also designated as City Landmark No. 213, the Joseph Leonard/Cecil F. Poole House.)

Also, between 2009 and 2011, the Department processed three separate environmental applications that concluded that Ingleside Terraces is a potential historic district that is eligible for listing in the California Register under Criterion 3. The proposed projects in Ingleside Terraces were located at: 101 Cerritos Avenue, 1 Estero Avenue, and 456 Urbano Drive.

Based on available information, the Ingleside Terraces neighborhood is identified as a potential historic district that is eligible for listing in the California Register under Criterion 1 and Criterion 3.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

250 Urbano Drive appears to be eligible for listing in the California Register as a contributing resource to a potential historic district, Ingleside Terraces, which also appears to be eligible for listing in the

¹ San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959, Western Neighborhoods Project (prepared by Richard Brandt and Woody LaBounty), January 2010, page 48.

California Register. 250 Urbano Drive does not appear to be eligible for listing in the California Register as an individual historic resource.

To assist in the evaluation of the subject building, the Project Sponsor has submitted the following report:

- ☐ *Historic Resource Evaluation, 250 Urbano Drive Project*, by KDI Land Use Planning, dated August 12, 2010.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject building and the project.

Included is an evaluation of the subject property at 250 Urbano Drive, which is eligible for listing in the California Register as a contributor to a potential historic district that is eligible for the California Register, based on the following criteria:

Criterion 1 - Event:	☒ Yes	☐ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☒ Yes	☐ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		
Period(s) of Significance:	1910 – 1930s (Ingleside Terraces)		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 250 Urbano Drive is not eligible for inclusion in the California Register as an individual historic resource under Criterion 1 (Events). There is no available information to indicate that the subject property was individually associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The Department agrees with the following evaluation that was submitted by the Project Sponsor: "Research of the subject property revealed that no particular pattern of events occurred on the property that would suggest an important association with local, State, or National history."² The subject property is therefore determined not to be individually eligible under this Criterion.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 250 Urbano Drive is eligible for inclusion in the California Register as a contributor to a potential historic district under Criterion 1 (Events). According to the OMI Context Statement, Ingleside Terraces "is significant under the California Register of Historical Resources (CRHR) Criterion 1 for its association with the residential parks development that occurred in the early 20th century...The Ingleside Terraces district includes buildings, structures, sites, objects, and open spaces

² *Historic Resource Evaluation, 250 Urbano Drive Project*, by KDI Land Use Planning, dated August 12, 2010, page 8.

as these were designed as part of the plan”.³ Specifically, the subject property at 250 Urbano Drive is a typical example of a Spanish Colonial/Mediterranean residence located on curvilinear Urbano Drive, which is described as “the centerpiece of the Ingleside Terraces street layout”⁴ and a major component of the residence park. The subject property is therefore determined to be a contributor to a historic district that is eligible under this Criterion.

Therefore, the subject property is determined to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department’s background files, the subject property at 250 Urbano Drive is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject property was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the original owner and occupant of 250 Urbano Drive was Charles C. Benbow, an engineer, and the subject property remained in the Benbow family until 2008. In 1916, a *San Francisco Chronicle* article noted that an apparently inordinate number of the Benbow family was affected by World War I, including enlisted personnel (such as prisoner-of-war Charles Benbow) as well as civilians.⁵ However, this information does not indicate historical significance, and the historical events of World War I occurred before construction of the subject property and before the Benbow family’s association with the subject property. The Department agrees with the following evaluation that was submitted by the Project Sponsor: “No persons were found to have a primary association with the property and building who is significant to the community, State or Nation.”⁶

Therefore, the subject property is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department’s background files, the subject property at 250 Urbano Drive is not eligible for inclusion in the California Register as an individual historic resource under Criterion 3 (Architecture). According to information submitted by the Project Sponsor: “[250 Urbano Drive] is a simple one-over-garage clad with stucco and capped with a Spanish red clay roof. The only details on the façades are the windows which are a mix of

³ *San Francisco’s Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959*, Western Neighborhoods Project (prepared by Richard Brandi and Woody LaBounty), January 2010, page 48.

⁴ *Ibid*, page 31.

⁵ *Historic Resource Evaluation, 250 Urbano Drive Project*, by KDI Land Use Planning, dated August 12, 2010, page 39.

⁶ *Ibid*, page 8.

multi-pane wood windows with arched frames.”⁷ The subject property is therefore determined not to be individually eligible under this Criterion.

Based on the information provided by the Project Sponsor and located in the Planning Department’s background files, the subject property at 250 Urbano Drive is eligible for inclusion in the California Register as a contributor to a potential historic district under Criterion 3 (Architecture). According to the OMI Context Statement, Ingleside Terraces “is significant under the California Register of Historical Resources (CRHR)...Criterion 3, as exhibiting the distinctive characteristics of a type, period, region or method of construction”.⁸ The OMI Context Statement also states: “Property types in Ingleside Terraces include large Craftsman houses (1912-1920s) and Period Revival, Spanish Colonial, and Mediterranean houses (1920s and 1930s). There are no multiple family, commercial or institutional buildings in Ingleside Terraces.”⁹ Specifically, the subject property is a typical example of a Spanish Colonial/Mediterranean single-family house constructed in 1925 and located in Ingleside Terraces. The subject property is therefore determined to be a contributor to a historic district that is eligible under this Criterion.

Therefore, the subject property is determined to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department’s background files, the subject property at 250 Urbano Drive is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property.

Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s period of significance.” Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks

Setting:	☒ Retains	☐ Lacks
Feeling:	☒ Retains	☐ Lacks
Materials:	☒ Retains	☐ Lacks

⁷ San Francisco’s Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959, Western Neighborhoods Project (prepared by Richard Brandt and Woody LaBounty), January 2010, page 48.

⁸ *Ibid*, page 48.

⁹ *Ibid*, page 44.

The subject building at 250 Urbano Drive retains all aspects of integrity. Few documented exterior alterations have occurred, with minimal effect. Documented exterior alterations include: re-roofing, and minor repairs of fire damage (including re-stuccoing of 150 square feet.) Other apparent exterior alterations include: removal of window pane(s) and infilling of an arched transom located over paired windows on the primary façade; and removal of the original automobile garage door(s), and installation of the existing garage door approximately 1950.

According to the OMI Context Statement: "In evaluating integrity of resources [in Ingleside Terraces], general importance is placed on design, materials, workmanship and retention of architectural features and historic fabric."¹⁰ The subject property at 250 Urbano Drive retains all aspects of integrity, including design, materials, and workmanship, and it also retains character-defining architectural features and historic fabric. Therefore, the subject property at 250 Urbano Drive retains integrity and conveys historical significance.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 250 Urbano Drive include:

- "Bungalow" massing with single-story over basement;
- Plaster (stucco) exterior walls with flat, smooth surfaces;
- Sloping, broken roofline with Spanish tile cladding and chimney;
- Decorative wood trim at the eaves and around windows and doors;
- Arched window openings at the front elevation;
- Slightly arched main entry and glazed wood entry door with divided lights;
- Wood sash windows with divided lights;
- Site features such as a terraced front yard and side yards.

The character-defining features of the Ingleside Terraces potential historic district include:

- Large residential lots with detached single-family houses and landscaped front yards;
- Combination of larger "high-end" houses and smaller "bungalow"-type houses;
- Architectural styles that include Craftsman (1912-1920s), Period Revival, Spanish Colonial, and Mediterranean (1920s and 1930s);
- Curvilinear streets;
- Circular mini-parks;
- Ornamental street furniture such as benches, stairways, plinths, urns, gates, fountains, and a sundial.

¹⁰ *Ibid*, page 48.

CEQA HISTORIC RESOURCE DETERMINATION

☐ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☒ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 7/25/2011

PART II: PROJECT EVALUATION

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☒ New Construction

PER DRAWINGS DATED: December 23, 2010 (by: Dickson Consulting Group)

PROJECT DESCRIPTION

The proposed project involving the subject property at 250 Urbano Drive includes: (1) a vertical/horizontal addition involving the construction of a new second story and a new rear wing onto the existing house; (2) interior remodeling involving expansion of living space into the existing automobile garage/basement level; (3) removal of the existing automobile garage door and replacement with new windows on the primary façade; (3) construction of a new detached automobile garage structure in the rear yard of the property; and (4) site improvements including filling of the existing sunken driveway in the front yard and installation of a new driveway in the rear yard. The proposed project would increase residential floor area from 1,871 square feet (existing) to 4,683 square feet (proposed), an increase of 2,812 square feet. The proposed project would decrease enclosed off-street parking area from 720 square feet (existing) to 361 square feet (proposed), a decrease of 359 square feet, while providing two enclosed off-street parking spaces in the proposed new detached garage.

The proposed project is depicted in architectural plans dated December 23, 2010, prepared by Dickson Consulting Group.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☒ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Planning Department staff finds that the proposed project will cause a substantial adverse change in a historic resource such that the integrity of a contributing building in a historic district will be materially impaired. Specifically, the proposed project will impact the architectural integrity of 250 Urbano Drive in the following ways: by removing features that characterize the property; by creating a false sense of historical development; by adding conjectural features and/or architectural elements; by not differentiating new work from old; and by being inconsistent with the existing massing, size, and scale. The proposed project could result in the subject property becoming ineligible for listing in the California Register, which would adversely affect the character of the potential historic district of Ingleside Terraces.

The Department finds that the project is inconsistent with some aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the subject property's historic use as a single-family residence, and will maintain the residential character of the potential historic district.

Therefore, the proposed project does comply with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project will remove a single-story bay window at the east side elevation, and replace it with a new two-story bay window that is narrower in width, and that has deeper angles, than the original bay window, as part of the proposed vertical addition. This will result in removal of a feature, the original bay window, which characterizes the property, and that contributes to the potential historic district. Also, the proposed project will remove the original automobile garage, and replace it with new windows that do not correspond to, or maintain the outline of, the original opening. This will result in removal of a feature, the original automobile garage opening, which characterizes the property, and that contributes to the character of the potential historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 2, due to the removal of features that characterize the property.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project will construct a new second story on the existing building that replicates the appearance of the existing first story, by including features such as: cross-gable roofline that is identical to the existing first story; windows with arched surrounds that resemble the existing first story; and Spanish clay tiles that match the existing first story. This will result in new, conjectural features that are indistinguishable from historic features, and that create a false sense of historical development, which will adversely affect the character of the potential historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 3, due to the addition of conjectural features.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project will remove an automobile garage door that appears to have been installed after approximately 1950. The existing garage door has not acquired significance in its own right, and it is not a feature that characterizes the property or the potential historic district.

Therefore, the proposed project does comply with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project will maintain existing distinctive features, finishes, construction techniques, and examples of craftsmanship, including the finished stucco facing, wood trim, and wood windows, and it will provide matching features and finishes on the vertical/horizontal addition, which will complement the character of the potential historic district.

Therefore, the proposed project does comply with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project will remove a single-story bay window at the east side elevation, and replace it with a new two-story bay window that is narrower in width, and that has deeper angles, than the original bay window, as part of the proposed vertical addition. There is no information that indicates that the existing bay window is deteriorated and requires repair and/or replacement. This will result in replacement of a distinctive feature, where the new feature does not match the old in design, which will adversely affect the character of the potential historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 6, due to the removal and non-matching replacement of a distinctive feature.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments that cause damage to historic materials, which might adversely affect the character of the potential historic district.

Therefore, the proposed project does comply with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not involve excavation that could affect any significant archaeological resources that may be located on the site of the subject property.

Therefore, the proposed project does comply with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project will construct a new second story on the existing building that replicates the appearance of the existing first story, by including features such as: cross-gable roofline that is identical to the existing first story; windows with arched surrounds that resemble the existing first story; and Spanish clay tiles that match the existing first story. This will result in new work that is not differentiated from the old. Also the proposed project will construct a new, highly visible vertical/horizontal addition to the existing building (single-story over basement) that will obscure the existing massing, size, and scale of the "bungalow"-type house, which will adversely affect the character of the potential historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 9, due to lack of differentiation between new work and old, and due to alterations that are not compatible with the existing massing, size, and scale.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project involves a new vertical addition that includes the removal and non-matching replacement of a bay window on the east side elevation. If the new addition is constructed and then removed in the future, the essential form and integrity of the property will be impaired by the absence of the original bay window, which will adversely affect the character of the potential historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 10.

Summary

The proposed project at 250 Urbano Drive does not comply with the Secretary of the Interior's Standards for Rehabilitation. Specifically, the proposed project does not comply with Rehabilitation Standards 2, 3, 6, 9, and 10, due to: the removal of features that characterize the property; new work that is not distinguished from old work, that may be considered conjectural, and that may create a false sense of historical development; and construction of an addition that is not compatible with the existing massing, size, and scale.

As currently proposed, the proposed project at 250 Urbano Drive will have a significant adverse impact upon a historic resource and/or historic district, as defined by CEQA. In order to not have a significant adverse impact on a historic resource and/or historic district, the proposed project may be revised as follows:

1. Locate all parts of the proposed new second story at least 20 feet behind the existing front wall of the house, in order to minimize the visibility of the vertical addition from the street. This will retain the appearance of massing of the existing single-story over basement, "bungalow"-type house, which is a feature that characterizes the property.
2. Simplify the roofline of the proposed new second story, which is currently designed to be identical to the existing first story. Specifically, do not include the front-gable section (which is located less than 20 feet from the existing front wall of the house), and include only the proposed side-gable section that spans the elevation. This will avoid new work that is not differentiated from old work, that may be considered conjectural, and that may create a false sense of historical development.
3. Simplify/differentiate the façade features of the proposed new second story, which is currently designed to match the architectural features of the existing first story. Specifically, do not include arched transoms and/or surrounds over the new windows at the proposed second story, and vary the placement and type of new windows at the proposed second story, so that the new window pattern is differentiated from the existing window pattern at the first story. Also, include composite roof shingles on the new roof of the proposed second story, instead of Spanish clay tile, so that the new roof materials are differentiated from the existing roof materials at the first story. This will avoid new

work that is not differentiated from old work, that may be considered conjectural, and that may create a false sense of historical development.

4. Design the proposed horizontal rear addition to be slightly narrower than currently proposed, so that the original footprint of the existing house is distinguishable. Specifically, locate the new side walls of the proposed horizontal rear addition so that they are offset at least 2 feet from the side walls of the existing house (closer to the center of the property), rather than locating the new side walls in the same vertical plane as the existing side walls. This will retain the appearance of massing of the existing single-story over basement, "bungalow"-type house, which is a feature that characterizes the property.
5. Maintain the existing single-story bay window on the east side elevation and avoid altering it by not including a second-story extension of the bay window with the proposed vertical addition. This will avoid removal and/or alteration of a feature that characterizes the property (the original bay window).
6. Maintain the existing recessed automobile garage opening and infill it at the vertical plane of the existing garage door. Also, minimize the window glazing in this area and differentiate the new windows from existing windows. This will avoid removal of a feature that characterizes the property (the original automobile garage opening), and will also avoid new work that is not differentiated from old work, that may be considered conjectural, and that may create a false sense of historical development.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 7/25/2011

Attachment: Historic Resource Evaluation Report dated August 21, 2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2006.1154E
Project Title: 4126 17th Street
Zoning: RH-3 (Residential House, Three Family) Use District
40-X Height and Bulk District
Block/Lot: 2623/028
Lot Size: 5,549 square feet
Project Sponsor: Reza Khoshnevisan
(415) 922-0200
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the north side of 17th Street between Douglass and Castro Streets on the southern slope of Corona Heights in the Castro/Upper Market neighborhood. The proposed project would include the demolition of an existing two-story 1,100-gross-square-foot (gsf) single-family home and detached two-car garage, and the construction of two buildings. The building at the front of the lot would contain three residential units and parking for six vehicles, and the building at the rear of the lot would contain one residential unit. The project would require Conditional Use authorization for dwellings at a density ratio up to one dwelling unit for each 1,000 square feet of lot area in an RH-3 Zoning District, per Planning Code Section 209.1(h). [Continued on following page.]

EXEMPT STATUS:

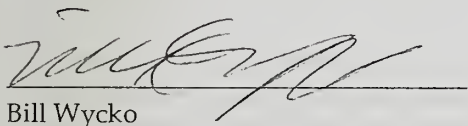
Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(b)]

REMARKS:

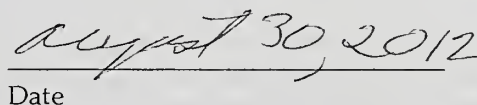
See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Bill Wycko

Environmental Review Officer


Date

cc: Reza Khoshnevisan, Project Sponsor
Doug Vu, Current Planner
Tina Tam, Preservation Planner

Supervisor Scott Wiener, District 8
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The project site is 150 feet long by 37 feet wide and is sloped; the rear lot line is approximately 40 feet higher in elevation than the front lot line. The proposed project includes the construction of two buildings. The building at the front of the lot would be 43' 6" tall and would contain three residences on three levels (1,935, 1,975, and 1,850 gsf = 5,760 gsf) over 2,361 gsf of below-grade parking for six vehicles. The building at the rear of the lot would be 31' 3"-tall and would contain one three-level 2,597 gsf single-family residence. In between the two buildings would be 1,591 square feet of open space containing landscaping and patios.¹

REMARKS:

Historic Architectural Resources: A property may be considered a historic resource if it meets any of the criteria related to (1) events, (2) persons, (3) architecture, or (4) prehistory that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. In a memorandum dated October 4, 2007 Planning Department preservation staff determined that the existing structure on the project site is not a historical resource as defined by CEQA.²

The building appears to have been constructed in 1885–1886, when 17th Street was emerging as a residential enclave. The building does not appear to be associated with any particular event or broad patterns of history that are significant to the cultural heritage of California or the United States (Criterion 1). It is also not associated with persons important in history (Criterion 2). Furthermore, the front elevation of the building was significantly altered and reclad in stucco, and the original fenestration pattern was altered with the installation of an aluminum picture window, and the form and massing of the building have been drastically altered since the building's construction; thus the building lacks the association, design, workmanship, setting, feeling, and materials that would convey its significance as a historic resource (Criterion 3). Finally, it does not appear that the property is likely to yield information that is important to a better understanding of prehistory or history (Criterion 4). Therefore, the Planning Department's Preservation staff has determined that the subject building is not a historic resource for purposes of CEQA. Thus, its demolition and replacement would not result in a significant impact on a historical resource. Furthermore, the building is not within a potential historic district and would not be potentially eligible for listing in a historic district; therefore, the proposed project is not anticipated to have an adverse effect on offsite historic resources.

Archeological Resources: The proposed project would demolish the existing single-family residence and construct two buildings containing four residences. The new building at the front of the lot would require approximately 30 feet of excavation. The house was occupied since at least 1885 and for over a century by

¹ The project proposed in the environmental application received in 2006 was for five residential units (11,626 sf) on four levels over parking for five vehicles all in one building. The project was subsequently reduced in scope by approximately 900 sf of living space and one less residence. One more parking space was added, and the project was reconfigured into two buildings.

² San Francisco Planning Department, *Historic Resource Evaluation Response Memorandum for 4126 17th Street*, October 4, 2007. This memorandum is summarized below and attached. The memo was reviewed on July 9, 2012 by Senior Preservation Planner Tina Tam, who noted that the proposed project and conditions in the project area have not changed to an extent that new historical review is needed.

several generations of the same family. A geotechnical soil boring was analyzed to determine potential impacts on archeological resources. The only expected potentially significant archeological resource within the project site would be an artifact-filled hollow such as a privy, water well, or trash pit associated with household use of the former occupants of the house. It is unlikely that the proposed project's soils-disturbing activities would yield an artifact assemblage of sufficient quantity, range of type, and diagnosticity to address archeological research questions. Thus, the proposed project would have a less-than-significant effect on archeological resources.³

Geotechnical Review: A soil and foundation investigation and was conducted and an exploratory boring taken to identify subsurface soil conditions to make site grading and foundation design recommendations. The report noted that existing on-site soils that are not organically contaminated surficial soils may be compacted and used as structural fill for subgrade support. The report concluded that the project site is suitable for the proposed development, provided the recommendations set forth in the report are incorporated into the project plans and specifications.⁴

Exemption Class: State CEQA Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition of up to three single-family residences in an urbanized area. The proposed project would involve the demolition of a 2,000 sf single-family residential building. Therefore, the proposed demolition is exempt from environmental review under Class 1.

State CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed building would entail the construction of two structures with a total of four dwelling units. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3.

Summary: CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

³ San Francisco Planning Department, *MEA Preliminary Archeological Review: Checklist*, February 3, 2009, revised May 31, 2012. This document is available for review as part of Case No. 2006.1154E.

⁴ Frank Lee & Associates, *Soil and Foundation Investigation, Proposed Four-Story with Basement Residential Building, 4126 17th Street, San Francisco California*, April 25, 2007; *Addendum to Foundation Recommendation Report*, November 13, 2008; and letter regarding environmental exemption application dated April 9, 2009. These documents are available as part of Case No. 2006.1154E.

1	Editorial: The Journal of Management Education in the 21st Century
11	Journal of Management Education 2010: A Retrospective
15	Journal of Management Education 2010: A Prospective
21	Journal of Management Education 2010: A Synthesis
27	Journal of Management Education 2010: A Reflection
33	Journal of Management Education 2010: A Summary
39	Journal of Management Education 2010: A Conclusion
45	Journal of Management Education 2010: A Final Thought

Journal of Management Education 2010: A Retrospective

47	Journal of Management Education 2010: A Retrospective
53	Journal of Management Education 2010: A Retrospective
59	Journal of Management Education 2010: A Retrospective
65	Journal of Management Education 2010: A Retrospective
71	Journal of Management Education 2010: A Retrospective
77	Journal of Management Education 2010: A Retrospective
83	Journal of Management Education 2010: A Retrospective
89	Journal of Management Education 2010: A Retrospective
95	Journal of Management Education 2010: A Retrospective
101	Journal of Management Education 2010: A Retrospective

Journal of Management Education 2010: A Prospective

103	Journal of Management Education 2010: A Prospective
109	Journal of Management Education 2010: A Prospective
115	Journal of Management Education 2010: A Prospective
121	Journal of Management Education 2010: A Prospective
127	Journal of Management Education 2010: A Prospective
133	Journal of Management Education 2010: A Prospective
139	Journal of Management Education 2010: A Prospective
145	Journal of Management Education 2010: A Prospective
151	Journal of Management Education 2010: A Prospective
157	Journal of Management Education 2010: A Prospective

Journal of Management Education 2010: A Synthesis

159	Journal of Management Education 2010: A Synthesis
165	Journal of Management Education 2010: A Synthesis
171	Journal of Management Education 2010: A Synthesis
177	Journal of Management Education 2010: A Synthesis
183	Journal of Management Education 2010: A Synthesis
189	Journal of Management Education 2010: A Synthesis
195	Journal of Management Education 2010: A Synthesis
201	Journal of Management Education 2010: A Synthesis
207	Journal of Management Education 2010: A Synthesis
213	Journal of Management Education 2010: A Synthesis



PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 4103-2414

MAIN NUMBER (415) 558-6378
DIRECTOR'S OFFICE PHONE: 558-6411
4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350
5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Tim Blomgren
Project Address: 4126 17th Street
Block: 2623 Lot: 028
Case No.: 2006.1154E
Date of Review: October 3, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Michelle Taylor
Company: Sia Consulting
Address: 1256 Howard Street
Phone: (415) 922-0200
Fax:
Email: michelle@siaconsult.com

Owner

Name: Sergio Iantorno
Company:
Address: 2170 Sutter Street
San Francisco, CA 94115
Phone:
Fax:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The project proposes to demolish the existing single-family, one-story-over-garage structure and to construct a five unit residential building.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1900; however, historic Sanborn maps and Spring Valley water records indicate that the subject building was constructed in 1885-86. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located in the mid-block of the north side of 17th Street between Douglass and Castro Streets in the Upper Market neighborhood. The subject property is located within an RH-3 zoning district and a 40-X height and bulk district. The subject property is not located within a designated historic district.

The subject property appears to be part of the earliest wave of residential development on 17th Street, in an area located on the periphery of what were once three defined developments: the Flint Homestead Association, the Mission Homestead, and Horner's Addition. The surrounding area now appears to be of mixed architectural character, and includes single- and multi-family dwellings that range in height from one- to four-stories, in architectural styles that include modified Italianates, modified Queen Annes, and larger buildings constructed from approximately 1960 – 1985. It does not appear that the subject building is a contributor to a potential historic district.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been constructed in 1885-86, at a time when 17th Street was emerging as a residential enclave. The subject building does not appear to be associated with any particular event – or broad patterns of history – significant to the cultural heritage of California or the United States.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The earliest owner of the subject property appears to be William Hagan, an Irish immigrant who worked as a laborer/rigger in a brickyard. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

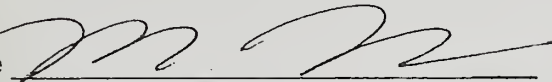
The subject building is a one-story over basement, wood-frame, single-family residence that is currently vacant. The building has a parapet that conceals a pitched roof, and is clad in stucco at the front elevation, and coved wood siding on the sides and rear. Windows at the front elevation are aluminum, and appear to date to the mid-twentieth century. The primary entrance is recessed and located under a smooth stucco arch accessed from a steep exterior stair. At street level, there is a two-car garage structure that was added in 1929. An extensive remodeling project was undertaken in 1949, which included, in addition to alterations to the interior, "the remov[al] of all scroll work and 'gingerbread' from front of house...and to stucco and modernize front."¹ It appears that the building was originally constructed with architectural details in the Italianate Stick style, but that it is now heavily modified and has been stripped of distinctive details. The subject building may generally be described as having a modified modern exterior, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

¹ Excerpt from Permit 119744. A copy of the permit is included in the Historic Resource Evaluation (Michelle Taylor, October 26, 2006) in the case docket for Case 206.1154E.

PRESERVATION COORDINATOR REVIEW

Signature



Mark Luellen, Preservation Coordinator

Date

10-04-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, SW Quadrant

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	materials,	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

According to physical evidence and the permit history, the front, street-facing elevation of the subject building was significantly altered during an extensive renovation project conducted in 1949. The front elevation was reclad in stucco, and the original fenestration pattern was altered with the installation of a three-paned aluminum picture window in the center of the façade. The form and massing of the building do not appear to have been drastically altered since the building's construction in 1886; however, it does not appear that the building is eligible for inclusion on the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☐ Category B ☐ Category C
---	--	---

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project – including demolition – would not result in a significant impact to a historical resource. Any new construction must be consistent with the Residential Design Guidelines.



4126 17th Street





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

430 Hill Street

BLOCK/LOT(S)

3621/058

CASE NO.

PERMIT NO.

2012.1090E

PLANS DATED

08/08/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

MP 08/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 5**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:

GO TO STEP 5

- ☒ Project does not conform to the scopes of work:

GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:

GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.
8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

- * not 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: per bldg permit history
& hist. photo - bldg alter (new
alteration) in 1999 - no integrity

* Requires Initial by Senior Preservation Planner / Preservation Coordinator

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Print Name

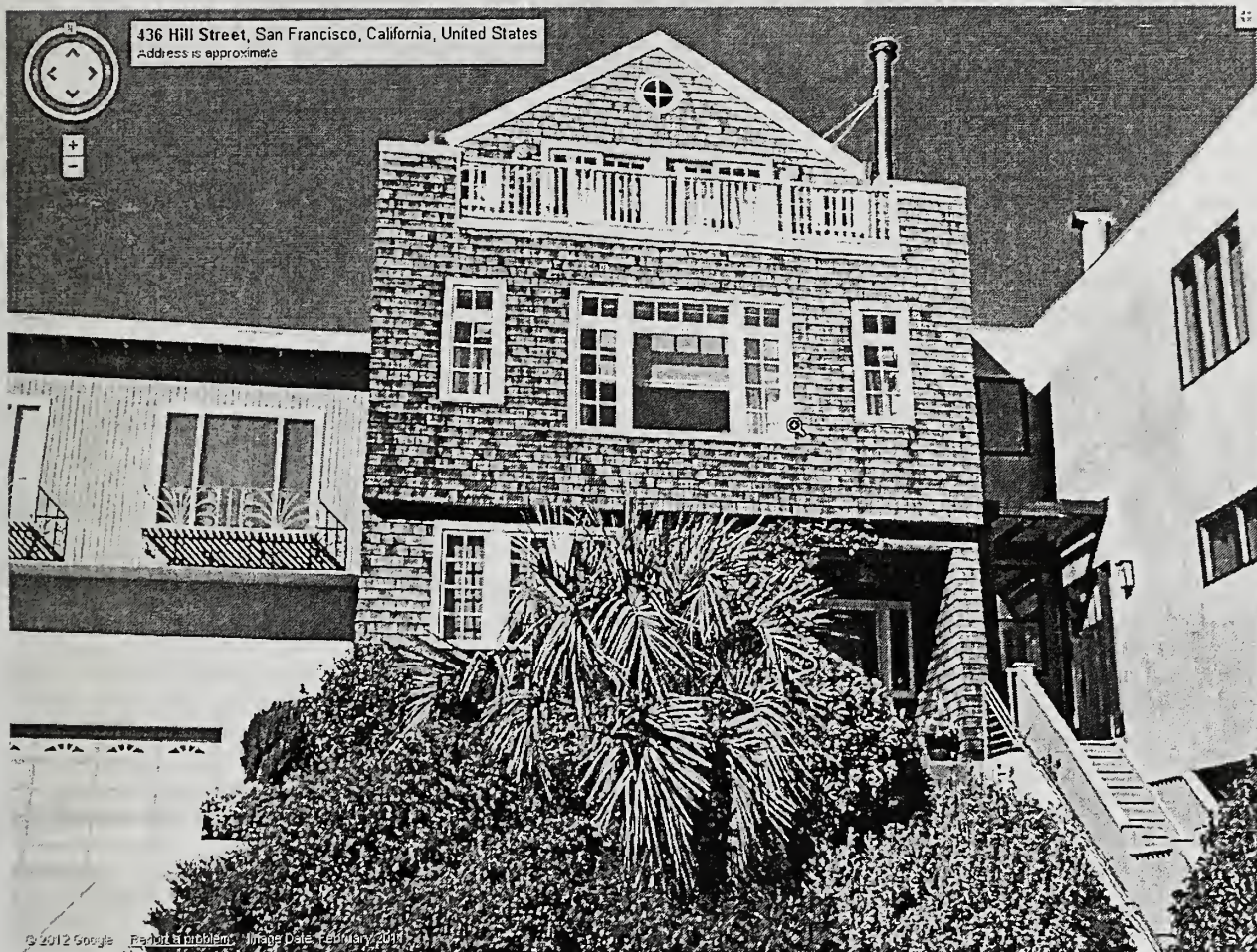
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





436 Hill Street, San Francisco, California, United States
Address is approximate







SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2322 Lombard St.		BLOCK/LOT(S) 04189/010
CASE NO. 2012.0435E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

☒ Project is **not** listed:

GO TO STEP 5

☐ Project **does not** conform to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

see Attached PTR Form; No Historic Integrity
* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEETING DATE: 05/22/2012	DATE: 08/31/2012
---------------------------------	-------------------------

PROJECT INFORMATION:	
Planner:	Richard Sucre
Address:	2322 Lombard Street
Cross Streets:	Pierce and Scott Streets
Block/Lot:	0489/010
CEQA Category:	Category B
Art. 10/11:	
BPA/Case No.:	Case No. 2012.0435E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW: 03/22/2012

PROJECT ISSUES:
- Interior alterations; 2nd & 3rd Floor Addition; Partial 4th Floor Addition - Re-Categorize to Category C - Not a Historic Resource

PRESERVATION TEAM REVIEW:					
Historic Resource per CEQA:			☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☐ Yes	☒ No	
	If yes, Historic District:		☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
- Originally known as the Sea Captain Motel; Constructed in 1954 by original owner, Captain Charles (Chas) Jokstad; Designed by Mesak & Holm - Located in Marina neighborhood; No adjacent or nearby historic districts - Subject property is a three-story motel designed in a significantly altered Modern architectural style - Other properties on the same block are designed in a wide variety of architectural styles; most other properties are also commercial in use - In 2009, subject property was significantly altered by the enclosure of open courtyard with a raised, two-story wing. - No historic integrity. - Does not appear to be individually distinguished based upon architecture and associated building history. - Does not appear to be a historic resource based upon the submitted Supplemental Information Form, building permit history, and available information.

X *Jma*

Date: 8/31/2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT

IMAGES



2322 Lombard Street
(Source: Google Maps, April 2011; Accessed August 31, 2012)





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

273 18th Ave

BLOCK/LOT(S)

1415/006

CASE NO.

2011 1399E

PERMIT NO.

PLANS DATED

7/12/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 5 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

SAC

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5** *per HRR memo dated 2/29/12*
- ☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is **not listed**:

GO TO STEP 5

- ☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

- ☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

- ☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- SKC* 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

SAC

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

SAC

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: per Abbreviated HREER Memo dated 8/9/12

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

SAC

Preservation Planner Initials

STEP 6

CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Shelley Caltagirone

Planner's Signature

8

Date

Shelley Caltagirone

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





Planning
Information:
415.558.6377

PROJECT ISSUES:
Are the proposed changes a significant impact to the previously identified historic resource?

PRESERVATION TEAM REVIEW:					
Historic Resource per CEQA:			☒ Yes	☐ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☒ Yes	☐ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☒ Yes	☐ No	
	If yes, Historic District:		☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
The Department has found the property to be a historic resource (see attached HRER Memo, dated 2/29/12). After review by staff at meetings held on 4/30/12 and 6/18/12, the original proposal was revised to reduce the visibility of the proposed vertical addition and to limit the alterations at the front facade to the removal of the service door and the security gate, which is not original. The minimally visible vertical addition will preserve the characteristic scale of the one-story-over-basement building. The addition will primarily be viewed from angled and distant views from the street. Where visible, the substantial setback from the front facade and the minimal height of the addition make it clearly subordinate to the original building form. Also, the barrel-roofed extension behind the arched parapet creates a compatible massing for the addition. The proposed stucco cladding and wood-framed windows at the addition will be compatible with the historic materials below, while the proposed fenestration pattern and window configuration will distinguish the addition as contemporary. The service door to be removed, while original, is not a primary character-defining feature of the facade and its removal will not harm the overall integrity of the resource. In sum, the project will not cause a significant adverse impact to the historic property at 279 18th Avenue.

X  Date: 9-11-2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: February 29, 2012 (Part I)
Case No.: 2011.1399E
Project Address: 273 18th Avenue
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1415/006
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is located between California Street and Clement Street on the west side of 18th Avenue in the Richmond neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject building was constructed in 1919 as a one-story-over-basement structure measuring 25' x 49.6'. A two-story rear volume was added in 1938. The building is clad in stucco with applied plaster ornament and capped with a hip roof at the one-story portion and a flat roof at the two-story portion. The building terminates with a tabbed and shaped parapet accented with a shield cartouche and swags. All windows have been replaced with modern windows and a metal security gate has been added to the entry.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1919).

Neighborhood Context and Description

The immediate area consists primarily of single-family homes constructed during the late 1910s and early 1920s in period styles such as Spanish Colonial and Craftsman. Multiple-family residences are also present on surrounding blocks. The nearest commercial strip is located on Geary Boulevard to the south. The immediate blocks surrounding the subject property have not been included in any recent survey of historic properties.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local

register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1919	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the applicant and found in the Planning Department records, staff finds that the subject building is individually eligible for inclusion on the California Register under Criterion 3, but that the property does not contribute to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any of the historically significant events either directly linked to the building or to the immediate group of buildings. Therefore, the building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. Neither the original owner, Emil Willgeroth, nor any of the subsequent owners appear to have been significant figures in local history. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property was constructed in 1919 by contractor J.H. Ripley in a vernacular form with Beaux-Arts ornamentation. Ripley was a local carpenter and builder active in San Francisco from circa 1910 to 1920. The building possesses high artistic value, displaying a uniquely high quality of design and craftsmanship for the period and type of builder-designed architecture in San Francisco. Therefore, the subject property appears to be eligible for listing on the California Register as an individual resource. The building stands out on this block of 18th Avenue for its exuberant design and does not appear to be part of a group of like buildings that would qualify as a historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

273 18th Avenue has good overall historic integrity, having undergone minor alterations over time. A two-story rear addition was added in 1938; however, the addition is minimally visible from the street and does not detract from the original design. The window sashes have also been replaced, which diminishes the design and materials to a degree; however, this change is easily reversed and the openings and surrounding ornamentation remain intact. Replacement of the existing windows with multi-light, wood-framed sashes would improve the overall historic character of the building. Likewise, the contemporary security gate is easily removed and does not significantly detract from the historic character of the building. The location, association, workmanship, setting, feeling, and materials that characterize the building are largely intact and reflect the period of significance. While the design has been somewhat compromised by the alterations, the primary features of the entry, fenestration pattern and parapet are intact and convey the original design.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 273 18th Avenue are:

- the one-story-over-basement height and massing;
- the shaped parapet;
- the stucco cladding and applied ornamentation;
- the recessed ground-floor entry; and,
- the window and door openings.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 3-5-2012

otos:

he following photos are recent pictures of the building and vicinity.



273 18th Avenue





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

168 - 170 Roosevelt Way

2608 / 031

CASE NO.

2012.0349E

PERMIT NO.

2012.05.31.1639

PLANS DATED

N/A

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 2 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MA

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is **not** listed:
GO TO STEP 5
- ☒ Project **does not** conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more** work descriptions:
GO TO STEP 5
- ☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

- * mes 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: Aug. 19, 2012

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials mes

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Michael S. Smith

Planner's Signature

Michael Smith

Print Name

Sept. 19, 2012

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date of Review: August 9, 2012
Case No.: 2012.0349E
Project Address: 168 - 170 Roosevelt Way
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2608/031
Staff Contact: Michael Smith (Preservation Planner)
(415) 558-62322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

168 - 170 Roosevelt Way is a corner lot located on the northeast corner of Roosevelt Way, Park Hill Avenue, and 15th Street in the Corona Heights neighborhood. The subject property is irregularly shaped, measures 2,100 square-feet, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a two-family dwelling that was constructed in 1942 according to Assessor's records. The building is two-stories over garage with two basement levels. The building was designed by architect Lawrence O. Ebbets and constructed by contractor Charles Greenberg for his own family. According to the 1950 Sanborn Map, the building was originally one-story over garage. The penthouse level was constructed at an unknown date prior to 1961 when it was subsequently remodeled with permits.

The subject building's primary elevations are its west and south elevations. The building's west elevation faces Park Hill Avenue and features two wood paneled garage doors at the ground floor, two vinyl windows centered above the garage entrances at the second floor, and an offset penthouse with an adjacent roof deck. The first two floors are clad in cement plaster and the penthouse level is clad in painted wood siding. Due to the slope of the lot, the south elevation which faces Roosevelt Way is three stories over garage in height with a set back at the penthouse level above. The two basement levels are clad in scored concrete and feature a wood paneled garage door at the lowest level. The façade above the basement levels is clad in cement plaster and features square bay windows and vinyl windows of varying sizes. There is a concrete pathway leading from the west elevation to two entry doors located below a bay window. The building's east elevation is three-stories in height and features several vinyl windows of varying sizes, a bay window, with a balcony adjacent to the bay window. The building's north elevation is not visible between the buildings. The building is capped with a flat roof and is an example of the contractor modern style.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1942).

Neighborhood Context and Description

168 - 170 Roosevelt Way is located in the Corona Heights neighborhood within a residential area defined by a mix of single family and multi-family homes, with an eclectic mix of Classical Revival, Victorian, vernacular, Mid-Century Modern, and Modern architectural styles juxtaposed next to each other. The buildings have varying degrees of historic integrity and do not appear to have enough cohesion to be a district. It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

The Corona Heights neighborhood stretches between Buena Vista Park and Eureka Valley and is roughly bounded by Roosevelt to the north, Clayton to the west, Market St. to the south and Castro street to the east. It is unclear whether Corona Heights was located within the boundary of Rancho de San Miguel at its northern edge. The northern edge of the rancho has historically been Eureka Valley which is directly south of the subject property. It is believed that because the area was sandy and steeply sloped thus unsuited to agriculture that it was largely bypassed during the Spanish-Mexican land grant periods.

In 1899, excavation began on the hill to make way for the Gray Brothers Quarry and brick factory owned by George and Harry Gray. The Gray Brothers also owned quarries on Telegraph Hill and at the southern edge of Noe Valley. Many of the streets within Corona Heights were cut out of the large hill that once encompassed all of Buena Vista Park and extended all the way down to Market Street. The quarry had removed tons of rock and produced tens of thousands of bricks, creating a blasted landscape. Because of the quarry, streets had been cut out of the rock for transport vehicle access and from the general quarrying done to the area. This made the location prime real estate for people who began to build their homes on the streets cut into the hill after the quarry ended in 1915. Corona Heights Park now sits where the quarry and brick factory used to be.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
------------	---------------------------

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted a Historical Resource Evaluation prepared by Tim Kelley Consulting. Based upon information provided by the consultant and found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register and is not located within a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Research presented in the evaluation prepared by Tim Kelley Consulting does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Charles Greenberg, the contractor who developed the property, and his wife Julie were the original owners of the property. They owned the property from 1941 to 1944 when it was sold to Frank, a stationary engineer, and his wife Josephine Curran. Since the Curran Family, ten households have owned the property, none of which were important in our local, regional or national past. Therefore, the property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject property was constructed in 1942 and is of wood framed construction. The building was designed by noted architect Lawrence Ebbets. L.O. Ebbets is highly regarded locally for his Art Deco designed buildings. Even though the subject building was designed by a noted architect, it does not rise to the level of historic importance because it is not rendered in the style that L. O. Ebbets was noted for. Furthermore, the subject building has very restrained detailing and is not discernable from other buildings constructed by less notable mid-century developers during the same era.

Since 1942 the property has undergone some changes including the addition of the penthouse, replacement of all windows, and the development of the basement which included adding a second dwelling unit. These alterations are crucial elements given the relatively simple and uniform plan, massing, and construction materials of these homes. Because the contractor modern style is such a common building type in the City a property that is associated with a notable architect should have a high degree of integrity to differentiate it from similar buildings.

It is therefore determined that the subject property is not eligible for listing on the California Register under Criterion 3. The property also does not appear to be located within a potential historic district because the neighborhood surrounding the property lacks historical or architectural cohesiveness.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 168 – 170 Roosevelt Way was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it

was significant, and without which a property can no longer be identified as being associated with its significance.

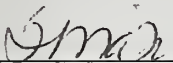
Since 168 – 170 Roosevelt Way was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature:  Date: 9-12-2012
Tina Tam, Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

Since 1942 the property has undergone some changes including the addition of the penthouse, replacement of all windows, and the development of the basement which included adding a second dwelling unit. These alterations are crucial elements given the relatively simple and uniform plan, massing, and construction materials of these homes. Because the contractor modern style is such a common building type in the City a property that is associated with a notable architect should have a high degree of integrity to differentiate it from similar buildings.

It is therefore determined that the subject property is not eligible for listing on the California Register under Criterion 3. The property also does not appear to be located within a potential historic district because the neighborhood surrounding the property lacks historical or architectural cohesiveness.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 168 – 170 Roosevelt Way was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it

was significant, and without which a property can no longer be identified as being associated with its significance.

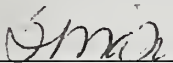
Since 168 - 170 Roosevelt Way was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature:  Date: 9-12-2012
Tina Tam, Senior Preservation Planner

cc: Vinaliza Byrd, Environmental Division/ Historic Resource Impact Review File

HISTORICAL RESOURCE EVALUATION

168-170 ROOSEVELT WAY
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.227-5824

TIM@TIMKELLEYCONSULTING.COM





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 425 Holly Park Circle		BLOCK/LOT(S) 5721 / 044
CASE NO. 2011 0314 E	PERMIT NO.	PLANS DATED 7/11/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 2 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

RS

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5** (See sketch dated 5/19/11 & 5/13/12)
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

- 13 ☒ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:

GO TO STEP 5

- ☐ Project does not conform to the scopes of work:

GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:

GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initiated in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2011.0314E
Project Address: 425 Holly Park Circle
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 5721/044
Date of Review: May 19, 2011 (Part I and II)
September 13, 2012 (Revised Part II)

Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: January 9, 2012, by: Logan Design & Construction

PROJECT DESCRIPTION

The proposed project involves the construction of four separate dormers on the existing gable roof of the subject building at 425 Holly Park Circle. The proposed project includes construction of two gable dormers on the east side and two gable dormers on the west side, all of which are identical. The proposed project also involves interior alterations and removal of the rear stair. The proposed project would increase the useable floor area by 838 sq ft (from 1,494 sq ft to 2,332 sq ft) and would decrease the total off-street parking area by 88 sq ft (from 319 sq ft to 231 sq ft). The proposed project would not increase the overall height of the subject building.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

Based on the revisions to the proposed project as outlined in the architectural drawings dated December 9, 2012, the proposed work would comply with the Secretary of the Interior's Standards for Rehabilitation, and would not cause a significant adverse impact to a historic resource.

Specifically, the project would maintain the subject property's character-defining features, including: the single-story massing with raised basement and gable roof form; front porch with wood steps, posts and rails; bay window; double-hung wood-sash windows; attic window with decorative crown and brackets; cornice, brackets and details; fish-scale wood shingles (gable); horizontal wood siding (basement and main level); and, front yard setback. The revised project addresses the earlier comments upon the new roof dormers by altering their design, so that all dormers feature a gable roof with flush wood siding, and the front dormer is located five feet behind the front eave.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 9.13.2012

cc: Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2011\2011.0314

RS: G:\Documents\Environmental\2011.0314E 425 Holly Park Circle\HRER_425 Holly Park Circle_2012-09-13-Part2-Revised.doc

IMAGES



425 Holly Park Circle
(Source: Google Maps, February 2011; Accessed August 14, 2012)





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:

Brett Bollinger

(415) 575-9024

brett.bollinger@sfgov.org

Preservation Planner:

Matt Weintraub

(415) 575-6812

matt.weintraub@sfgov.org

Project Address:

425 Holly Park Circle

Block/Lot:

5721/044

Case No.:

2011.0314E

Date of Review:

May 19, 2011 (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

425 Holly Park Circle is a single-family dwelling that was constructed in 1908, according to records of the Assessor and the Department of Building Inspection (DBI). In these records, no architect was listed, and the owner was listed as the builder.¹ 425 Holly Park Circle is a one-and-a-half story, wood-frame cottage with a raised basement and a front gable roof, designed in the Queen Anne architectural style. The subject building is located south of Holly Park Circle, which is a circular street, between the intersections of Holly Park Circle and Park Street (which runs east-west), and Holly Park Circle and Murray Street (which runs north-south). The house is located near the front of a lot that has an irregular shape due to the curvature of Holly Park Circle. The front lot line follows the curvature of the street and it is located at an angle to the front wall of the house, which is set back from the front lot line. The house is situated at right angles to the side lot lines (with minimal or no side yards) and to the rear lot line, which conform to a typical rectangular lot shape. The lot is 25 feet wide, and it varies in depth from just over 60 feet at the west side lot line to just over 72 feet at the east side lot line. Notable historic features of the cottage include, but may not be limited to: single-story massing with raised basement and gable-roof form; horizontal wood siding; an entry porch with wood steps, turned wood posts, and railings; an angled bay window; double-hung wood-sash windows; flat wood trim at windows and entrance; a front gable with cornice, brackets, dentils, and fish-scale wood shingle cladding; and an attic window with decorative crown and brackets.

The property is located within a RH-2 (Residential House District, Two-Family) Zoning District and a 40-X Height and Bulk District. The property is also located within the Bernal Special Use District.

¹ Supplemental Information Form for Historical Resource Evaluation dated March 3, 2011.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1908).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property consists primarily of one-story and two-story single-family dwellings that were constructed largely during the early and mid-20th century. Architectural styles that are present in this area include Queen Anne, Period Revivals, and vernacular variations of these and similar styles. The area does not exhibit a single predominant architectural character. The area contains a distinctive suburban street layout with blocks of varying shapes (mostly rectangular) and sizes arranged around a circular public open space, Holly Park, which is located at the interior of Holly Park Circle. Residential buildings are typically set back a few feet on their lots from the front lot lines and properties contain small front yard areas (with properties along Holly Park Circle containing irregularly shaped front yard areas due to the curvature of the street), and with minimal or no side yards.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register of Historical Resources (California Register) criteria, staff finds that the subject building (425 Holly Park Circle) appears to be eligible for inclusion in the California Register as an individual historic resource. The subject building appears to be individually significant under California Register Criterion 3 (Architecture) as an example of the distinctive characteristics of a type and period. Specifically, the subject building appears to be significant as an example of the late Queen Anne style cottage property type in San Francisco. The period of significance of the subject building is 1908.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

- ☐ Supplemental Information Form for Historical Resource Evaluation dated March 3, 2011, and prepared by Angela Logan.

Staff has reviewed the report. In addition, staff has conducted additional research and analysis in order to complete the evaluation of the property and the project.

Included is an evaluation of the subject property (425 Holly Park Circle), which is eligible for the California Register of Historical Resources, based on the following criteria:

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☒ Yes	☐ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
Period(s) of Significance:	1908		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 425 Holly Park Circle is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building in 1908, as well as the construction of other similar buildings in the area at approximately the same time, is not known to have been an important event, and it is not known to have been related to any important broad cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. Construction of cottages at the outskirts of the developed city of San Francisco was a common and usual occurrence during the period of the early 20th century.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 425 Holly Park Circle is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The historic owners of the subject building, including the original owner and builder, are not known to have been important individuals.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 425 Holly Park Circle appears to be individually eligible for

inclusion in the California Register under Criterion 3 (Architecture). The subject building is significant as an example of a "Queen Anne-style Cottage", based on the presence of materials and features such as the gable roof, decorative wood shingles, bay window, small porch, and wood cladding.² Other character-defining features include cornices, brackets, dentils, and turned wood posts.

Information provided by the Project Sponsor contends that the house was raised, and the front porch and stairs were installed, at some point after original construction. However, architectural analysis (including comparison to nearby similar properties) and research of historic Sanborn Fire Insurance Co. maps by Department staff indicates that the house was originally constructed in its existing configuration, with a raised basement level, porch, and steps. The original raised basement appears to have been converted to living space and an automobile garage after the house was originally constructed. Exterior physical alterations that have occurred at the front façade appear to be limited to: installation of solid paneled wood doors at the primary and secondary residential entrances; and installation of an automobile entrance at the ground level.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 425 Holly Park Circle is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential). This criterion is typically associated with archaeological resources, which are not known or believed to be present at the subject property. Furthermore, the subject property is not an example of a rare construction type that might provide information important to understanding the built environment.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

425 Holly Park Circle retains historic integrity and conveys significance as a late Queen Anne cottage in San Francisco. Few documented and/or apparent exterior alterations have occurred to the property, with minimal effect. Documented and/or apparent exterior alterations include: replacement of entry doors at the main level and the ground level; installation of an automobile garage at the ground level; and construction of a rear addition and stairs that are not visible from the public right-of-way.

² Ibid.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 425 Holly Park Circle include:

- Single-story massing with raised basement and gable-roof form
- Front porch with wood steps, posts, and rails
- Bay window
- Double-hung wood-sash windows
- Attic window with decorative crown and brackets
- Cornice, brackets, and dentils
- Fish-scale wood shingles (gable)
- Horizontal wood siding (basement and main level)
- Front yard setback

CEQA HISTORIC RESOURCE DETERMINATION

☐ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☒ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 5/24/2011

PART II: PROJECT EVALUATION

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☐ New Construction

PER DRAWINGS DATED:

August 24, 2010 (by: Logan Design and Construction)

PROJECT DESCRIPTION

The proposed project involves the construction of five separate dormers on the existing gable roof of the subject building at 425 Holly Park Circle. The proposed project includes construction of: two gable dormers on the east side and two gable dormers on the west side, all of which are identical; and one shed dormer on the east side, located between the two gable dormers. The proposed project also involves interior construction and reconfiguration of living spaces, and removal of stairs at the rear of the building. The proposed project would increase total residential living area by 838 square feet (from 1,494 square feet to 2,332 square feet) and would decrease total off-street parking area by 88 square feet (from 319 square feet to 231 square feet). The proposed project would not increase the overall height of the subject building. The proposed project is depicted in architectural drawings provided by Logan Design and Construction and dated August 24, 2010.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☐ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would cause a substantial adverse change in a historic resource and that the significance of a historic building would be materially impaired. Specifically, the proposed project will impact the architectural integrity of 425 Holly Park Circle in the following ways: by being inconsistent with the existing massing, size, scale and architectural features; by creating a false sense of historical development; by adding conjectural features and/or architectural elements; and by not

differentiating new work from old. The proposed project could result in the subject property becoming ineligible for listing in the California Register.

The Department finds that the project is inconsistent with some aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the existing property's historic use as a residence.

Therefore, the proposed project does comply with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project will add five rooftop dormers to the existing simple gable roof, including four gable dormers and a shed dormer that are not consistent with each other in design. The addition of multiple, non-matching dormers in a complex asymmetrical pattern, including dormers that extend from the existing ridgeline to the existing side eaves, would obscure the existing simple gable roof form, which is a feature that characterizes the property. The proposed interior renovations do not involve character-defining features.

Therefore, the proposed project does not comply with Rehabilitation Standard 2, due to the cumulative effect of alterations to a feature (gable roof) that characterizes the property.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project will apply fish-scale wood shingles to the four gable dormers, so that their appearance matches the appearance of the existing gable with fish-scale wood shingles on the primary façade. This will result in new features that are indistinguishable from historic elements, and that create a false sense of historical development. The changes will not be clearly distinguished and differentiated from the existing historic materials.

Therefore, the proposed project does not comply with Rehabilitation Standard 3, due to the impacts of adding conjectural features.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project will remove exterior stairs from the rear of the building, which were added after original construction of the building and which have not acquired historic significance in their own right. The proposed project will not alter any other exterior features that have changed over time, including the residential entrance doors and the garage doors, which have not acquired historic significance in their own right. The proposed interior renovations do not involve character-defining features.

Therefore, the proposed project does comply with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project does not involve alteration or removal of any distinctive materials, features, finishes or construction techniques that characterize the subject properties. The construction of the dormers will involve the removal, alteration, and/or replacement of asphalt shingles on the roof that are not character-defining. The proposed interior renovations do not involve character-defining features.

Therefore, the proposed project does comply with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project does not involve repair or replacement of deteriorated or missing historic features. The construction of the dormers will involve replacement of asphalt shingles on the roof that are not character-defining. The proposed interior renovations do not involve character-defining features.

Therefore, the proposed project does comply with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments that cause damage to historic materials.

Therefore, the proposed project does comply with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include excavation that could affect significant archaeological resources.

Therefore, the proposed project does comply with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project does not destroy historic materials that characterize the property. The construction of the dormers will involve the removal, alteration, and/or replacement of asphalt shingles on the roof that are not historic character-defining. The proposed interior renovations do not involve historic character-defining features.

The proposed project will add five rooftop dormers to the existing simple gable roof, including four gable dormers and a shed dormer that are not consistent with each other in design. The addition of multiple, non-matching dormers in a complex asymmetrical pattern, including dormers that extend from the existing ridgeline to the existing side eaves, is not compatible with the massing, size, and scale of the building and the existing gable roof, which is an architectural feature that characterizes the property.

Also, the proposed project will apply fish-scale wood shingles to the four gable dormers, so that their appearance matches the appearance of the existing gable with fish-scale wood shingles on the primary façade. This will result in new work that is not differentiated from the old.

Therefore, the proposed project does not comply with Rehabilitation Standard 9, due to alterations that are not compatible with the existing massing, size, scale, and architectural features, and due to lack of differentiation between new work and old.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project will construct rooftop dormers that could be removed from the exterior in the future, and the original roof form could be restored, while maintaining the essential form and integrity of the historic property. The proposed interior renovations do not involve historic character-defining features.

Therefore, the proposed project does comply with Rehabilitation Standard 10.

Summary

The proposed project does not comply with the Secretary of the Interior's Standards for Rehabilitation. Specifically, the proposed project does not comply with Rehabilitation Standards #2, #3, and #9, due to the project's inconsistency with the existing massing, size, scale, and architectural features, and due to the addition of new work that is not distinguished from old work and that may be considered to be conjectural.

As currently proposed, the proposed project at 425 Holly Park Circle will have a significant adverse impact upon a historic resource, as defined by CEQA. In order to not have a significant adverse impact on the individual building, the proposed project may be revised as follows:

1. Include a single consistent dormer type: gable or shed. Please do not include a combination of gable and shed dormers, in order to avoid creating multiple, complex roof forms and rooflines that would obscure the existing simple gable roof.
2. If the proposed project includes the gable dormer type (only), then please implement the following revisions:
 - (a) Move the gable dormers at the front so that they are located at least five (5) feet behind the existing front eave, in order to avoid incompatibility with the massing, size, and scale of the existing gable roof.
 - (b) Use flush wood siding on the gable dormers, instead of fish-scale wood shingles that match those found on the primary façade, in order to avoid adding conjectural features that create a false sense of history, and to differentiate new work from old.
3. If the proposed project includes the shed dormer type (only), then please implement the following revisions:
 - (a) Adjust the shed dormer so that it is located: at least fifteen (15) feet behind the existing front eave; at least two (2) feet below the ridge of the existing gable roof; and at least two (2) feet above the existing side eaves, in order to avoid incompatibility with the massing, size, and scale of the existing gable roof.
 - (b) Design the shed dormer with a horizontal roof (not a sloping roof) in order to avoid incompatibility with the form and massing of the existing gable roof, which is sloped.
 - (c) Consider constructing identical, matching shed dormers (as described above) on both sides of the existing gable roof, which would maintain a symmetrical roof shape.

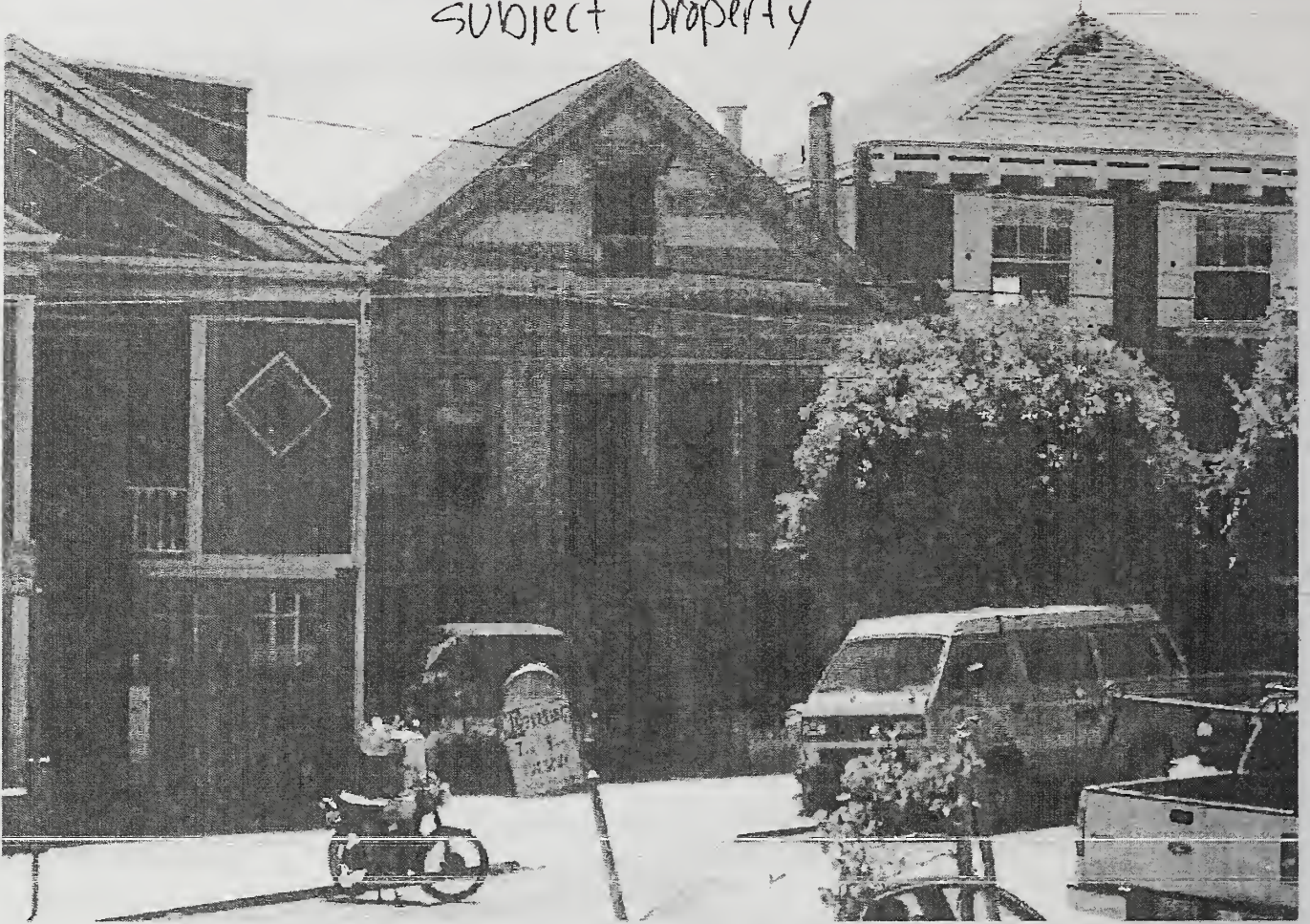
PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 5/24/2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
E:\DECISION DOCUMENTS\HRER

subject property





CEQA Categorical Exemption Determination

FRANCISCO
ANNING
PARTMENT

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

226 CASELLI AVENUE

2689/005

CASE NO.

PERMIT NO.

PLANS DATED

2012.0848 E

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 2 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☒ Project is not listed:
GO TO STEP 5
- ☐ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: PER PRESERVATION TEAM REVIEW

FORM - NOT ELIGIBLE FOR LISTING; NOT

* Requires initial by Senior Preservation Planner / Preservation Coordinator

SIGNIFICANT PER INFO/ DATA IN EE FILE.

STEP 6

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEETING DATE:	09/17/2012	DATE:	09/17/2012
---------------	------------	-------	------------

PROJECT INFORMATION:	
Planner:	Doug Vu
Address:	226 Caselli Avenue
Cross Streets:	19th and Danvers Streets
Block/Lot:	2689/005
CEQA Category:	
Art. 10/11:	No
BPA/Case No.:	2012.0848E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	03/29/2012
------------------------------------	------------

PROJECT ISSUES:
- 1940 Spanish Colonial Revival building originally w/ flat roof and parapet that appears to be a low pitched gable roof w/ covered balcony and 5-pane bay window. Subject property also has a stucco facade, carriage garage door, and side entry w/ arched doorway w/ mission tiles roof; roof fascia is flanked w/ decorative rafter details. - Rear addition constructed in 1960. - Front balcony and entrance gate replaced in 2001, along w/ added decorative fascia. - Roofline was squared, stair archway & clay roof tiles removed in 2012 w/o permit. - Property appears not to be an individual resource, nor within a potential district.

PRESERVATION TEAM REVIEW:					
Historic Resource per CEQA:			☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☐ Yes	☐ No	
	If yes, Historic District:		☐ Yes	☐ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☐ No	
Defer to Residential Design Team:			☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
- Subject property is not associated with significant events or persons, does not represent the work of a master (builder/architect unknown), does not possess high artistic values and therefore is not individually eligible. - Subject property is not located within a designated or potential historic district. - Subject property does not appear to be a historic resource based upon the submitted Supplemental Information Form, building permit history, and available information. - SUBJECT PROPERTY WAS REVIEWED & EVALUATED TO CONSIDER THE BUILDING'S PREVIOUS CONSTRUCTION BEFORE FAÇADE WAS MODIFIED IN 2012 W/O PERMITS

X *Smun*

Date: 9-13-2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT







SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
1000 BAKER STREET	1117/006
CASE NO.	PERMIT NO.
2012.0031 E	
	PLANS DATED
	2/1/2012

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

X _____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 2 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: **PER PRESERVATION TEAM REVIEW**

FORM, NOT ELIGIBLE FOR LISTING; NOT SIGNIFICANT PER INFO/DATA IN EE FILE.

* Requires initial by Senior Preservation Planner / Preservation Coordinator

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

NOTE:

If ANY box is initiated in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



**SAN FRANCISCO
PLANNING DEPARTMENT****PRESERVATION TEAM REVIEW**

MEETING DATE:	07/30/2012	DATE:	7/25/2012
----------------------	------------	--------------	-----------

PROJECT INFORMATION:	
Planner:	Doug Vu
Address:	1000 Baker Street
Cross Streets:	
Block/Lot:	1117/006
CEQA Category:	
Art. 10/11:	
BPA/Case No.:	2012.0031E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	2/1/2012
------------------------------------	----------

PROJECT ISSUES:
- Proposal is for a vertical addition without a front setback to an existing 1957 two-family dwelling.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA:			☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☐ Yes	☒ No	
If yes, Historic District:		☐ Yes	☒ No		
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based upon information in the Supplemental Form and information in the Modern Context Statement, this architectural typology (Midcentury Modern) and portion of Western Addition does not appear to qualify as a historical resource.

X

gma

Date:

7/25/2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT



Fig. 01 1000 Baker Street, Front Facade





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

Francisco Street Reservoir

BLOCK/LOT(S)

0047 / 001

CASE NO.

2012.0517E

PERMIT NO.

PLANS DATED

N/A

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 5 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

SAC

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5** per HRE memo Case No 2012.0517 E
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: Demo of roof structure, see
HREER Memo Case No. 2012.0517E

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner ; Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date September 19, 2012
Case No.: 2012.0517E
Project Address: Francisco Street Reservoir
Zoning: P-W (Public, Water) Zoning District
OS (Open Space) Height and Bulk District
Block/Lot: 0047/001
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: September 7, 2012 (Part I and II)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject property is located on a hillside in the Russian Hill neighborhood between Hyde and Larkin Streets at Francisco Street. The property contains a brick and concrete lined reservoir measuring approximately 410 feet by 170 feet. The reservoir structure is rectangular in shape with an uneven edge against the hillside on the south side. The reservoir is divided lengthwise by a board-farmed concrete wall into northern and southern chambers. The northern chamber is covered with a wood-plank roof coated with tar and gravel. The property is located within a P-W (Public, Water) Zoning District and an OS (Open Space) Height and Bulk District.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1859).

Historic District / Neighborhood Context

San Francisco City Water Works (SFCWW) constructed the Francisco Street Reservoir on the northern slope of Russian Hill in 1859 prior to most of the residential development in the area. The construction of the Francisco Street Reservoir reflected the city's rapid growth and increasing need for a substantial municipal water supply. The site received water from the company's Black Point pumps. Early photographs of the site taken soon after the reservoir's construction in 1859 show development along the bay's edge with a scattering of structures extending up the northern slope of Russian Hill. Today the reservoir is located in a primarily residential neighborhood composed of a mixture of single and multi-family residences dating primarily from the post-1906 Earthquake and Fire period. The residences represent a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with fine detailing and traditional compositions. Please refer to pages 9-19 of the Historic Resource Evaluation (HRE) report prepared by JPR Historical Consulting and dated August 2012 for a more comprehensive historic context.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☒ Yes ☐ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1859-1887	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation report prepared by JRP Historical Consulting (JRP) and information found in the Planning Department records, staff finds that the subject building is eligible for listing on the California Register as an individual resource under Criterion 1.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The Planning Department concurs with JRP's finding that the Francisco Street Reservoir appears eligible for listing on the California Register under this criterion for its association with the development of the City's municipal water supply. As stated in the JRP report "the reservoir marked the first major progress this very early San Francisco water company [SFCWW] made in effectively bringing a reliable water supply from Lobos Creek into the city for municipal distribution." The reservoir is the only remaining structure from the early period of San Francisco's water development and is therefore a valuable historical resource. The period of significance for the resource is 1859-1887, corresponding with the time of construction through the time that the reservoir's use was converted from main distribution function to a balancing function. Please see page 19 of the JRP report for a fuller discussion of the site's historical significance.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. No information was found regarding the original owners, engineers, or builders indicating a significant role in local, state or national history. Therefore, the subject property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject property does not embody the distinctive characteristics of a type, period, region, or method of construction; it does not represent the work of a master; and, it does not possess high artistic values. Moreover, the structure is not associated with any collection of buildings identified by their type, style, or pattern of development. Therefore, the reservoir is not eligible for listing on the California Register under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The setting of the reservoir has become densely urbanized over time, somewhat reducing its historic integrity; however, the design is largely intact. While the reservoir was not originally constructed with a roof, the current roof is similar to the roof that existed during the period of significance and does not detract from the overall character of the site. A more substantial change is the raising of the division wall between the chambers and the insertion of concrete footings for the roof posts. These changes, however, are not substantial and do not prevent the site from conveying its historical significance.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the reservoir are:

- shape of the excavation
- embankment on the north side of the reservoir

- brick-lined bottoms of both chambers of the reservoir
- brick-lined portions of the interior slopes
- concrete-lined portions of the interior slopes
- brick-lined interior division wall
- inlet pipe
- outlet pipes (if extant)
- retaining walls on the east and west ends

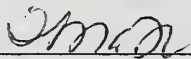
The Planning Department concurs with JRP's determination that the current roof is not a character-defining feature of the reservoir.

CEQA Historic Resource Determination

Subject Property:

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 9-19-2012

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: N/A

Project Description

The proposed project would demolish the roof covering the northern compartment of the Francisco Street Reservoir. Removal would include the roof decking and support posts. The concrete post footings would also be removed if the work can be completed without harming the historic brick lining. If not, then the footings will be left in place.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

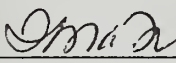
California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Planning Department concurs with JRP's determination (HRE, page 22) that the proposed project will not cause a substantial adverse change to the historic resource. The work would remove only the roof and its supporting structures which are not character-defining features of the site. The work would restore the original appearance of the reservoir and would be in keeping with the Secretary of the Interior Standards for the Treatment of Historic Properties. Although it is preferred that the concrete footings are removed as part of the project, keeping the footings in place would protect the historic brick lining of the reservoir from damage and would not detract from the historical significance of the site.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 9-19-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

Draft

HISTORICAL RESOURCE EVALUATION REPORT

Francisco Street Reservoir Roof Removal Project



Prepared for:

San Francisco Planning Department,
Environmental Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

and

San Francisco Public Utilities Commission
Bureau of Environmental Management
525 Golden Gate Avenue, 6th Floor
San Francisco, California 94102

Prepared by:

JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

August 2012

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY



RESEARCH REPORT

NO. 100

1950



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

427-429 31st Ave

1463/005

CASE NO.

2012.0101E

PERMIT NO.

PLANS DATED

10/19/11

☐ Addition/ Alteration (detailed below)

☒ Demolition (requires HRER if over 50 years old)

☒ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☒ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 5 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

SAC

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☒ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6** per HRER memo dated Aug. 6, 20

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

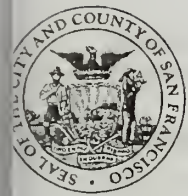
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Mully Catter
Planner's Signature

S. Cattagione
Print Name

9/19/12
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: August 6, 2012
Case No.: 2012.0101E
Project Address: 427-429 31st Avenue
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1463/005
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: August 6, 2012 (Part 1)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is located on between Clement Street and Geary Boulevard on the west side of 31st Avenue in the Outer Richmond neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject building was constructed circa 1920 by an unknown builder at the western (rear) end of the lot. The building is a one-story, wood-framed, wood-clad structure capped by a front gabled roof. It has a roughly square plan with a small shed-roofed structure at the rear. There is no discernable fenestration pattern. The windows are wood-framed and are mostly in a double-hung configuration.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1920).

Neighborhood Context and Description

The neighborhood immediately surrounding the subject property is primarily residential. It is composed primarily of one- to three-story single family homes with small apartment buildings at the corners. Architecturally, the block is a mix of many architectural styles with no consistent character. Many of the early twentieth century buildings have been significantly altered or replaced. The block is located two blocks east of Lincoln Park and immediately north of Geary Boulevard, one of the city's major east-west thoroughfares.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local

register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the Supplement Information Form prepared by Jonathan Pearlman and information found in the Planning Department records, staff finds that the subject building is not eligible for inclusion on the California Register either as an individual resource or as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of buildings. The house was built in the rear yard of a lot that was split from its neighboring lot in an area already well developed at the time of its construction. The house is not associated with any particular building period, nor does its size, form, or design relate to a specific pattern of building in San Francisco. Therefore, the building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. No information was found regarding the original owners or subsequent owners that indicating a significant role in local, state or national history. Therefore, the subject property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building is a non-descript, vernacular building with no ornamentation or unique architectural features. The architect or building is unknown since no permits exist for the property. The building does not embody the distinctive characteristics of a type, period, region, or method of construction; it does not represent the work of a master; and, it does not possess high artistic values. Moreover, the building is not associated with any collection of buildings identified by their type, style, or pattern of development.

Therefore, the 427 31st Avenue is not eligible for listing on the California Register under Criterion 3 either individually or as a contributor to a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The property is not associated with any period of significance; therefore a discussion of historical integrity is not applicable.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The property has not been found to be historically significant; therefore a discussion of character-defining features is not applicable.

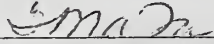
CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

Historic Resource Evaluation Response
August 6, 2012

CASE NO. 2012.0101E
427-429 31st Avenue

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 9-11-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Aaron Starr, Current Planner, NW

Figure 2: 427 31st Avenue east (front) facade (photo: Santos & Urrutia)







SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

487 Mississippi Street

4064 / 016

CASE NO.

PERMIT NO.

PLANS DATED

2012.0376 E

3/9/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 5 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

SAC

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☒ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6** per HRE memo dated 9/11/12

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Milly Cattan
Planner's Signature

S. Cattanone
Print Name

9/19/12
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEETING DATE:	09/10/2012	DATE:	09/11/2012
----------------------	------------	--------------	------------

PROJECT INFORMATION:	
Planner:	Shelley Caltagirone
Address:	487 Mississippi Street
Cross Streets:	19th and 20th Streets
Block/Lot:	4064/016
CEQA Category:	Category B
Art. 10/11:	N/A
BPA/Case No.:	2012.0376E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	03/09/2012
------------------------------------	------------

PROJECT ISSUES:

PRESERVATION TEAM REVIEW:					
Historic Resource per CEQA:			☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☐ Yes	☒ No	
	If yes, Historic District:		☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☒ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
The Department has found that the property does not appear eligible for listing on the California Register of Historic Resources. The two-story, wood-frame, Mediterranean Revival-style, single-family residence was constructed in 1925 by Fred F. Schulz. The Schulz family occupied the house for the next 15 years. The building was constructed on a block that was originally developed in the Victorian era and is not representative of early residential development in the Potrero Hill neighborhood. The property does not appear to be associated with any significant historic event or any person significant to our past. Also the building is not attributed to an architect or a master builder and the building is not an exception example of the Mediterranean Revival style nor does it possess high artistic value. For these reasons, the Department finds that the property does not qualify for listing on the Register under any of the Criteria listed above.

X ma Date: 9-19-2012
 Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT



Figure 4. Primary (west) façade of 487 Mississippi Street.
Source: Page & Turnbull, 2012.

The first and second stories are separated by a molded stucco beltcourse, and the second story is clad with un-scored stucco. The center bay of the second story is spanned by a wide angled bay window that is fenestrated with non-historic, double-hung, wood-sash windows that have lambs tongues and a Craftsman style muntin pattern to replicate historic windows. The windows are surrounded by molded wood trim and have small sills. The bay window is capped by a red clay tile pent roof with wood eave moldings. Ceramic diamond tiles adorn the facade above the bay window, and the center bay terminates in a stepped and arched parapet with molded stucco coping.

The recessed northern bay contains the primary entrance, which is located within a porch. The porch has a shouldered segmental arch opening, and a flush wood door is located on the south wall. The porch floor is surfaced with hexagonal tiles with a colored tile border. The roofline above the porch features a small section of pent roof clad with red clay tiles. It has boxed eaves that are supported by wood brackets with shaped ends. The second story of the recessed southern bay features a double-hung, wood-sash window like those on the central bay window. Adjacent to this window, on the southern face of the projecting central bay, there are two small fixed, wood-sash windows that also have Craftsman style muntin patterns, molded wood trim, and small sills. The recessed southern bay features a flat roofline with molded stucco coping.



THE
LIBRARY OF THE
UNITED STATES DEPARTMENT OF AGRICULTURE
WASHINGTON, D. C.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

2175 Hayes St

BLOCK/LOT(S)

1212/022

CASE NO.

2012.0001E

PERMIT NO.

2011.11.18.9212

PLANS DATED

N/A

☒ Addition/ Alteration (detailed below)

☒ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☒ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 2 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

BB

W - 810.811.1111

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not** listed:

GO TO STEP 5

☒ Project **does not** conform to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

* mes 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: Sept. 5, 2012

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials mes

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Michael E. Smith

Planner's Signature

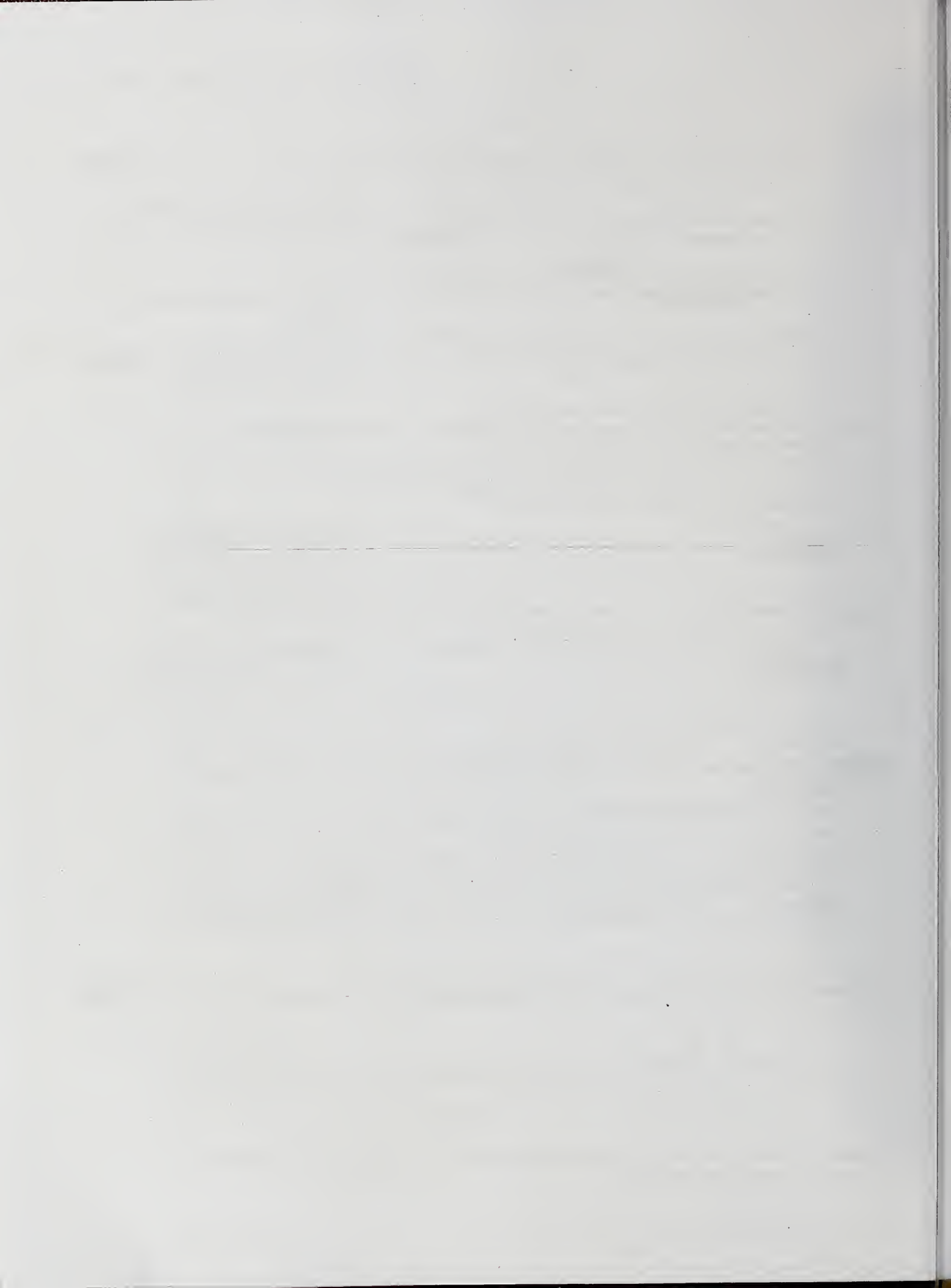
Michael Smith

Print Name

Sept. 19, 2012

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date of Review: September 5, 2012
Case No.: 2012.0001E
Project Address: 2175 Hayes Street
Zoning: RH-3 (Residential, House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 1212/022
Staff Contact: Michael Smith (Preservation Planner)
(415) 558-62322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

2175 Hayes Street is a mid-block lot located on the south side of the street between Cole and Shrader Streets in the Haight/Ashbury neighborhood. The subject property is regularly shaped, measuring approximately 28 feet in width and 137.5 feet in depth and approximately 3,868 square-feet in area, and is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-story, medical office building containing three suites that was constructed in 1956 according to Assessor's records. The building has full lot coverage with a walkway along the west side property line. The building is wood-framed construction with a modern architectural design. The primary elevation, which faces Hayes Street, is composed of three structural bays. The bay to the right features a gated walkway entrance. The middle bay features vertical rustic wood siding and an elevated band of three vinyl sash awning windows. The bay to the left features an elevated band of two vinyl sash awning windows within a recessed wall that is clad in brick. There is a small brick planter at the front property line running nearly the width of the property. The building is topped with a flat roof that has a monitor situated along the east side property line towards the middle of the roof. The monitor features a band of vinyl sash awning windows. The sides of the building, which are not visible from the street, are clad in painted, rustic, wood, horizontal siding.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1956).

Neighborhood Context and Description

The subject property is located in the North Panhandle neighborhood of the greater Haight/Ashbury neighborhood which is generally considered to be bounded by Fulton Street to the north, Frederick Street, Ashbury Heights and Cole Valley neighborhoods to the south, Stanyan Street to the west and Divisadero Street to the east.

The neighborhood is named after the famous intersection of Haight and Ashbury Streets, the names of which commemorate two early San Francisco leaders, pioneer and exchange banker Henry Haight, and Munroe Ashbury, a member of the San Francisco Board of Supervisors from 1864 to 1870. Both helped in the planning of the neighborhood and nearby Golden Gate Park.

The Haight/Ashbury neighborhood was once part of Rancho Punta de los Lobos. After California was admitted as a state in 1850, Mexican land grantees had to prove their titles were valid. Benito Diaz the grantee of Rancho Punta de los Lobos, failed to prove to his title was valid and as a result Rancho Punta de los Lobos reverted to Federal ownership. The area was a part of the Outside Lands which referred to the area west of Divisadero Street. San Francisco was interested in the area for its eventual westward expansion and in 1856 established the Outside Lands Committee to gain legal title to the area. The subsequent Outside Lands Ordinances helped the city gain title to the lands, lay out streets, and establish parks including Golden Gate Park. As soon as the park was agreed upon the City began planning the area around the park. Several large tracts were developed but in the beginning it was mostly used for livestock and farming. One of the earliest major land holders in the area was William Lange who operated a nine acre dairy farm.

By the 1880s, speculators and rear estate developers began to show interest in the area for its location near a major park and its proximity to downtown. In 1883, these same forces along with land owners convinced the city to establish the Haight Street Cable Car line, an extension of the Market Street Railway. There were subsequent railway lines established in the neighborhood on McAllister, Hayes, and Oak Streets. Real estate values skyrocketed as speculators began buying up farmland and subdividing it into smaller residential lots. Much of the early development was recreational in nature and concentrated around the cable car turnaround which was near the entrance to Golden Gate Park at Haight and Stanyan Streets. Visitors were also attracted to Paul Boyton's amusement park "The Chutes". It took a few more years before residential development took off as the result of infrastructure improvements and the fact that neighborhoods closer to downtown became built out. The first wave of development tended to be owner developers. Slowly, the area began to evolve from dairy lands into a neighborhood. By the 1890s the neighborhood became increasingly popular and developers like Daniel Einstein, the Hinkel Family, Cox Brothers, and Bailey and Keenan marketed the neighborhood to middle class families. These developers would buy and develop small tracts consisting of no more than a block with a row of nearly identical Queen Anne row houses.

Railway made the park and surrounding neighborhood accessible to residents. By now, the Baird Family, who came to own much of the area, established an amusement park on Haight Street, between Cole and Shrader Streets. The area was popular with wealthier residents who desired a second home.

In the spring of 1906, the neighborhood experienced another development boom when the 1906 Earthquake and Fire forced residents from downtown into the outlying neighborhoods. The area became a temporary refuge and a permanent home for San Franciscans seeking a safer place to make a home. By 1920, most of the area had been built out.

The neighborhood was especially hit hard by the Great Depression as many wealthy San Franciscans lost their second homes. Those with enough money left to spare left the city for the more affluent suburbs. Those who stayed were forced to defer maintenance, subdivided their buildings into multiple-family housing, and or take on lodgers. By 1939, absentee landlords owned most of the buildings in the neighborhood. This housing trend continued for several decades as the neighborhood was in decline. Many buildings were left vacant and suffered from deferred maintenance, and the exodus of middle and upper class residents to newer suburbs

continued. During this period the demographics of the neighborhood shifted as more African Americans moved over from the nearby Western Addition neighborhood.

In the 1950s beatniks were attracted to the neighborhood because of its urban atmosphere and low cost housing. A decade later, hippies were attracted to the neighborhood for the same reasons. By the late 1960s, the neighborhood became the center of the San Francisco Renaissance and with it, the rise of a drug culture and rock-and-roll lifestyle. In the summer of 1967, referred to as "the Summer of Love", the neighborhood attracted thousands of high school and college students who wanted to experience the counter-culture lifestyle. The neighborhood declined again in the 1970s after the post-hippie era as drug dealing plagued the streets. Today the neighborhood is heavily toured for its association with the "Summer of Love" movement.

2175 Hayes Street is located on a residential block that is defined by, three- and four-story, multi-family, Victorian and Edwardian era dwellings. The neighborhood context is interrupted by modern three-story medical office complex located across the street. There are several mixed-use buildings with ground floor commercial space at the intersection of Hayes and Cole Streets. The back side of the larger Saint Mary's Hospital medical complex is located west of the intersection of Hayes and Shrader Streets. Within this context the subject building is incongruous because of its diminutive scale and modern architectural vernacular.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historic resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted Historical Resource Evaluation, dated August 8, 2012 and prepared by John William Templeton. Based upon this information and information found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register and is not located within a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed circa 1956, the subject property was not constructed during either of the neighborhood's primary development periods. Research presented in the Historical Resource Evaluation does not indicate that the property is associated with any of the significant historical events that define the neighborhood that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Dan and Teresa Sullivan were the original owners of the property, from 1955 to 1972. Mr. Sullivan was an asphalt finisher and Mrs. Sullivan was a partner at a variety store nearby. The current owner (1972 – present) is Dr. Charles Darke, an African American dentist. The building was constructed as a medical office building and for most of its tenants it served that purpose. Several doctors occupied the property but none were important in our past beyond being published in medical journals. Therefore, the property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

2175 Hayes Street was constructed by Tim Geaney, general contractor, in 1956 as a single-story medical office building. The building was designed by architect Clarence M. Baker. Mr. Baker is not a master in the field of architecture and the building does not possess high artistic values. The property appears ineligible for individual listing on the California Register under Criterion 3.

The property also does not appear to be located within a potential historic district. While there are groups of well-maintained Victorian and Edwardian era buildings on the block, the block as a whole lacks cohesion as it is located towards the edge of the neighborhood near large institutional uses. There are other blocks within the Haight/Ashbury neighborhood that better exemplify the type of grand architecture that the neighborhood was noted for in the 1890s when upper middle class families owned second homes in the neighborhood. The immediate area also does not reflect the neighborhood trend of subdividing large single-family Victorians into multi-family dwellings which was common in the years following the Great Depression and a big influence on the events that ensued in the following decades. Therefore, the property does not appear to be located within a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 2175 Hayes Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2175 Hayes Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
☐ Individually-eligible Resource
☐ Contributor to an eligible Historic District
☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 9-12-2012
Tina Tam, Senior Preservation Planner

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File



Current Photos for Supplemental Information From for Historical Resource Evaluation







CEQA Categorical Exemption Determination

SAN FRANCISCO
PLANNING
DEPARTMENT

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

481 Jersey St

6539/029

CASE NO.

PERMIT NO.

PLANS DATED

2009.0035E

2008.03.18.7426

N/A

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT 16 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

JRP
08/23/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GOTO STEP 4**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GOTO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GOTO STEP 4**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GOTO STEP 3

- ☒ Project does not conform to the scopes of work:
GOTO STEP 5

- ☐ Project involves 4 or more work descriptions:
GOTO STEP 5

- ☐ Project involves less than 4 work descriptions:
GOTO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

* mes 9. Reclassification of property status to Category C

a. Per Environmental Evaluation, dated:

Aug. 30, 2012

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STOP

Preservation Planner Initials

mes

STEP 6

CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Michael Smith

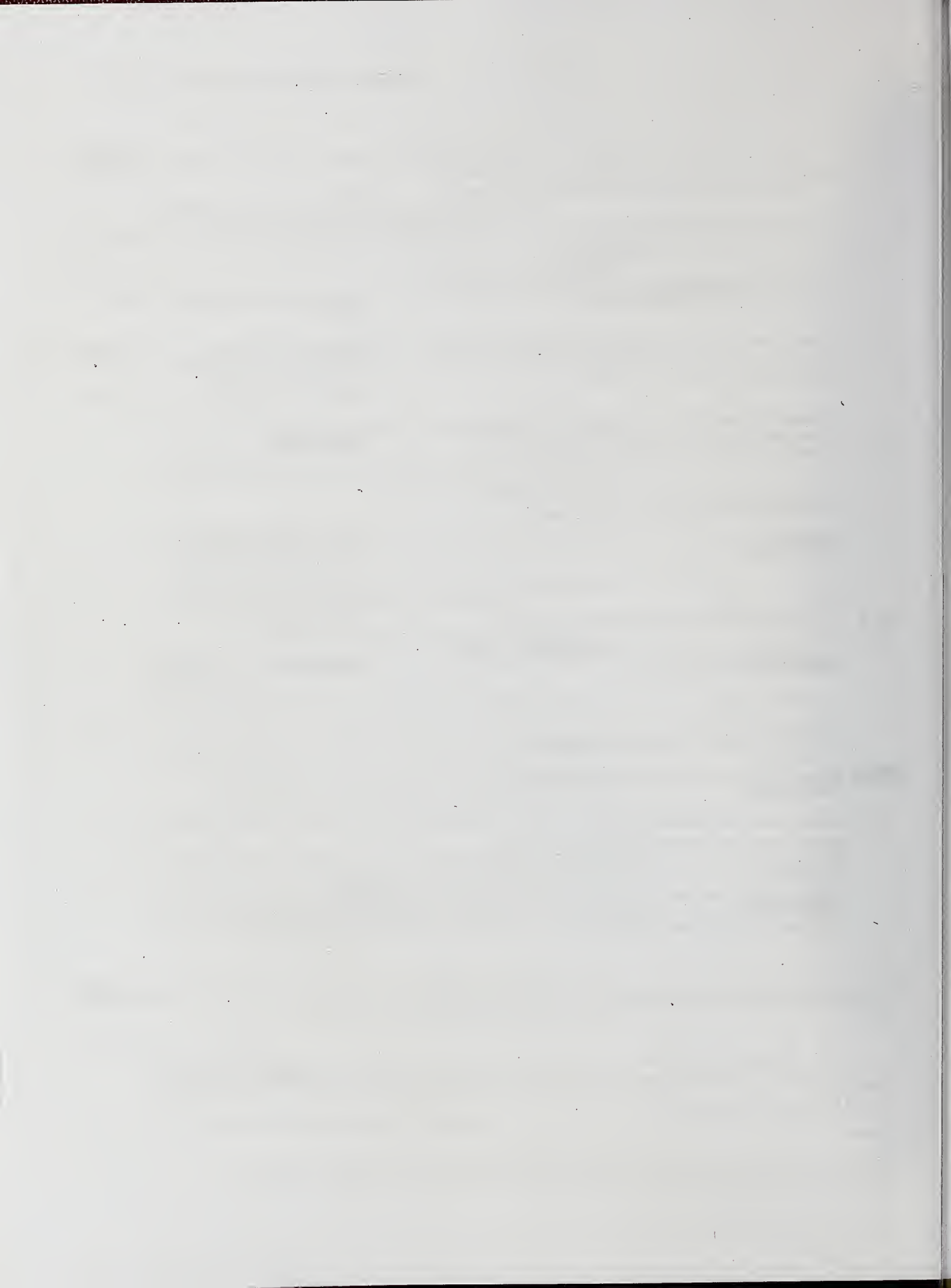
Michael Smith

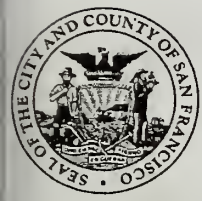
Print Name

Date

Sept. 19, 2012

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date of Review: August 30, 2012
Case No.: 2009.0035E
Project Address: 481 Jersey Street
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 6539/029
Staff Contact: Michael Smith (Preservation Planner)
(415) 558-62322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

481 Jersey Street is a mid-block lot located on the south side of the street between Castro and Diamond Streets in the Noe Valley neighborhood. The subject property is regularly shaped, measuring 25 feet in width and 114 feet in depth and 2,850 square-feet in area, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed circa 1879 based upon Water Tap records and Sanborn maps. The building is one-story over garage, wood-frame, single-family dwelling.

The subject building is an example of a Victorian Era building with Mediterranean Revival detailing that is the result of a circa 1915 remodel. The building's primary elevation is its north elevation which faces Jersey Street and is composed of two structural bays. The ground floor features a garage entrance with a contemporary sectional garage door. To the left of the garage entrance are stairs flanked by cheek walls leading to the front door. At the second floor there is a recessed entry porch and a Craftsman style door with a cartouche ornament located above the porch. Located above the garage entrance is a chamfered bay window featuring eight over one aluminum clad divided lite windows. The bay window is capped by a pent roof clad in red clay tiles. The elevation is capped with a curved parapet that conceals a gabled roof and features a centered cartouche ornament. To the left of the entry stairs is a recessed area that features a pedestrian entrance at the ground floor with a double-hung window located above. The elevation is clad in smooth cement plaster. The building's east and west elevations are primarily hidden from view between the buildings. Those side portions that are visible are clad in rustic wood siding as is the building's utilitarian south elevation.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1879).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena but was originally a part of Rancho San Miguel. The land was granted to Noe by Mexican governor Pio Pico in 1845. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition.

During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands to William Cary Jones for \$200,000 to pay off his debts.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel, from Jones in 1852. During Horner's ownership the neighborhood was platted and street names were assigned. Horner's land speculation was short lived as he defaulted on his mortgage during the economic downturn of 1857 - 1859. French financier Francois Louis Pioche, owner of both the Market Street Railway and the Spring Valley Water Company, acquired Horner's land holdings. Though a successful businessman, Pioche got in over his head with Horner's Addition and was convicted of defrauding investors and ended up committing suicide in 1872 in a hotel room. Following Pioche's death, Horner's Addition fell into the hands of a French bank, which began selling it off as individual parcels.

Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. Development in the neighborhood was spurred by the extension of the Market Street Railway into the neighborhood in 1887.

Because Noe Valley was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian decent. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1920, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered throughout its higher elevations.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values, the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

481 Jersey Street is located on a residential block that is defined by, single-family and multi-family, Victorian and Edwardian era dwellings that are two- to three-stories in height. Most of the buildings have ground floor garage entrances. In general, the buildings have good visual material integrity and retain their general form and massing. They are modest structures with restrained levels of ornamentation and are unremarkable in their detailing. It should be noted that the immediate blocks surrounding the site have not been formally surveyed and that there are no adopted Historic Districts located nearby.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted a Historical Resource Evaluation prepared by Christopher VerPlanck of VerPlanck Historic Preservation Consulting. Based upon this information and information found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register and is not located within a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed circa 1879, the property represents earliest development within the Noe Valley neighborhood. However, the building has been altered heavily over the years and is no longer recognizable as Victorian era building. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Research presented in the Historic Resource Evaluation prepared by Christopher VerPlanck does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Louis Moeller is the earliest no owner and occupant of the property (1880 – 1895). Census records list Moeller as a "bottle dealer", "peddler", and "merchant". In 1905, Moeller deeded the property to his daughter, Cecelia who had no listed occupation. Under Cecelia's ownership the property was remodeled and given a Mediterranean Revival appearance. Neither Louis nor Cecelia Moeller nor any of the

subsequent owners of the property were important to our local, regional or national past. Therefore, the property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

481 Jersey Street was likely constructed as a flat front Victorian cottage. Over the years the building was raised, the lot was subdivided, and the building was given a Mediterranean Revival appearance. It is unknown who designed or constructed the building circa 1879 or who designed or constructed the 1915 remodel though it does not appear to be the work of a master. The building's current appearance is a "watered down" application of the Mediterranean Revival style that is neither distinctive nor artistic when compared to more fully developed examples of the style in San Francisco. The property appears ineligible for individual listing on the California Register under Criterion 3.

The property also does not appear to be located within a potential historic district. While there are groups of well-maintained Victorian era buildings on the block, the block as a whole lacks cohesion. Therefore, the property does not appear to be located within a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 481 Jersey Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential

features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

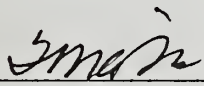
Since 481 Jersey Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature:  Date: 9-12-2012
Tina Tam, Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File





Street, primary façade, looking north
r VerPlanck





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
1759 14 th Avenue	2035A/009

CASE NO.	PERMIT NO.	PLANS DATED
2012.0347E	2011.09.07.4046	N/A

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT 16 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

mes

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 5
- ☒ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

* mes 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated: Aug. 30, 2012

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Michael Smith

Planner's Signature

Michael Smith

Print Name

Sep. 19, 2012

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date of Review: August 30, 2012
Case No.: 2012.0347E
Project Address: 1759 14th Avenue
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 2035A/009
Staff Contact: Michael Smith (Preservation Planner)
(415) 558-6232
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

1759 14th Avenue is a mid-block lot located on the west side of the street between Noriega Street and Mount Lane in the Golden Gate Heights neighborhood. The subject property is irregularly shaped, measuring 3,450 square-feet, and is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed in 1961 according to Assessor's records. The building is one-story over garage and of wood-frame construction. The building was designed by Ed Hageman and constructed by developer Ed Bugar.

The subject building is an example of a vernacular Mid-Century Modern dwelling. The building's primary elevation is its west elevation which faces 14th Avenue. The ground floor of the building's primary elevation is composed of two structural bays which feature two wood paneled garage doors surrounded by wood trim. There is a cement pathway that accesses the front door along the left side of the elevation. The building is clad in a mix of plywood panels and vertical wood siding.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1961).

Neighborhood Context and Description

1759 14th Avenue is located in the Golden Gate Heights or Sunset Heights portion of the larger Inner Sunset neighborhood. The hilly neighborhood is located south of the Inner Sunset commercial area and northwest of the Forest Hill neighborhood. It is roughly bordered by Kirkham Street to the north, Rivera Street to the south, 8th Avenue to the east and 17th Avenue to the west. Grand View Park is a park on a hill on the northern side of the neighborhood; Golden Gate Heights Park and Hawk Hill Park are on hills on the southern side of the neighborhood.

Much of the neighborhood was originally owned by Carl G. Larsen. Born in 1844 in Odense, Denmark, Larsen came to San Francisco in his late twenties and worked as a carpenter. Larsen had an entrepreneurial spirit and opened Tivoli Café in downtown. He would go on to reconstruct the café after it was destroyed by the 1906 Earthquake and Fire and built a hotel downtown. In 1888, Larsen began buying land in the undeveloped Sunset neighborhood. By the 1920's he had considerable land holdings in the fledgling Golden Gate Heights neighborhood. As time passed, Larsen either developed, sold, or donated his land holdings in the neighborhood. He donated Larsen Park to the City and later Golden Gate Heights Park. Golden Gate Heights Park, also known as Larsen's Peak is one of the tallest peaks in San Francisco standing at 725 feet above sea level. The sandy ground and native plant habitats at the tops of these park hills show us what the entire region was like before anyone settled here.

Golden Gate Heights was wild and mountainous until 1928 when roads were built by the Department of Public Works. City engineer, Michael O'Shaughnessy, broke from the traditional street grid pattern of the neighborhoods at the bottom of the hill and designed roads that fit the contours of the hillside. After the roads were built the neighborhood remained underdeveloped due to the slowdown in construction caused by the Great Depression. Development of the neighborhood began after World War II with most of the building having been constructed during the 1950's.

Development of Golden Gate Heights began in the 1930's with developers like Henry Doelger and lasted through the 1960's. As a result of the late and prolonged period of development, the neighborhood reflects an eclectic mix of revival and modern architecture from different eras.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted Supplemental Information Form prepared by Charles Chan. Based upon this information and information found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register and is not located within a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

In general, the property represents later development within the Golden Gate Heights neighborhood. However, research presented in the Supplemental Information Form prepared by Charles Chan does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Leta M. Cayton, the long time publisher of the San Francisco Blue Sheet, was the original owner of the property. The property was inherited by her heirs after she died in 2002. The current owners purchased the property from Ms. Cayton's heirs in 2003. There is a scholarship in Ms. Cayton's name at West Texas A and M University. Though Ms. Cayton was influential as the publisher of a small paper and her influence continues in the form of a memorial scholarship, her influence does not rise to the level of importance in our local, regional, or national past. Therefore, the property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject property was constructed in 1961 by developer Ed Burgar and designed by Ed Hageman and is of wood framed construction. Burgar was not an influential in the field of residential development but he built homes in both San Francisco and Marin. Hageman is well known for his work designing homes for Henry Doelger. Hageman was raised in San Francisco and met Doelger by happenstance only to become his lead architect years later. Hageman is widely associated with designing homes for Doelger in Daly City's Westlake neighborhood and is locally considered a master in the field of architecture. The subject building is not the best example of his Hageman's work because it has very restrained detailing and is generally indiscernible from other buildings constructed by less notable mid-century architects during the same era.

It is therefore determined that the subject property is not eligible for listing on the California Register under Criterion 3. The property also does not appear to be located within a potential historic district because the neighborhood surrounding the property lacks distinction from other development from the same era.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 1759 14th Avenue was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 1759 14th Avenue was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

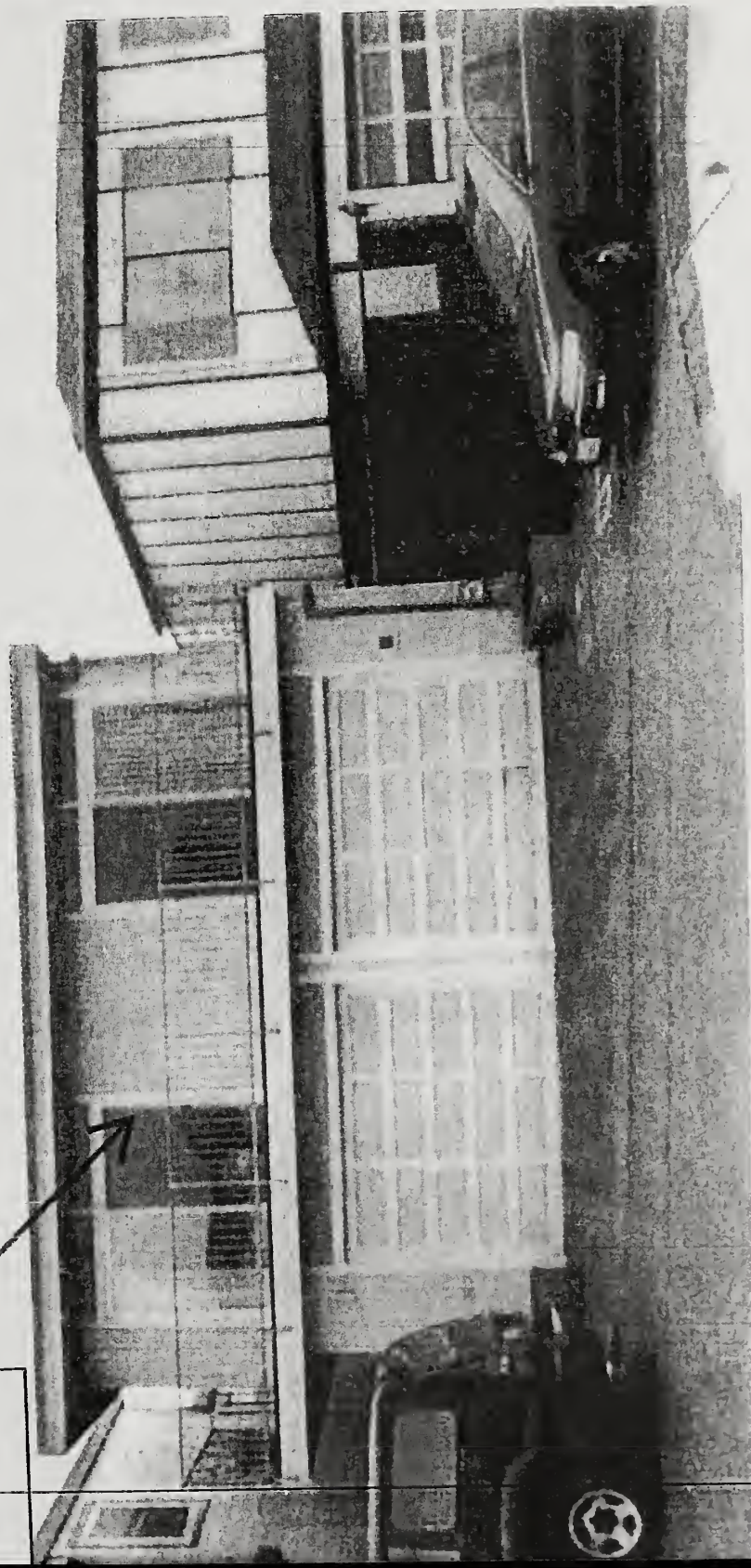
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 9-19-2012
Tina Tam, Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

ERTY







SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

4372 25th Street

6540/021

CASE NO.

2012.0396E

PERMIT NO.

2011.12.12.0494

PLANS DATED

N/A

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT 16 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

meq

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed**:

GO TO STEP 5

☒ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

* mes 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated: Aug. 31, 2012

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initiated in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Michael Smith

Planner's Signature

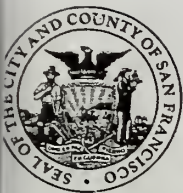
Michael Smith

Print Name

Sept. 19, 2012

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date of Review: August 31, 2012
Case No.: 2012.0396E
Project Address: 4372 25th Street
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 6540/021
Staff Contact: Michael Smith (Preservation Planner)
(415) 558-62322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

4372 25th Street is a mid-block lot located on the north side of the street between Diamond and Douglass Streets in the Noe Valley neighborhood. The subject property is regularly shaped, measuring 30 feet in width and 114 feet in depth and 3,420 square-feet in area, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed in 1900 according to Assessor's records, a default date for many pre-1906 buildings. However, several records indicate that the building may have been constructed as early as 1887. The San Francisco Directory list an occupant at the property in 1887 and Spring Valley Water Company records indicate that water service was first provided to the property in 1892. Based upon these records, the property is estimated to have been constructed circa 1887.

The subject building is one-story over basement, wood-frame, Victorian Era, single-family dwelling. It is believed that the building was originally constructed in the flat-front Italianate design. Portions of the front façade have since been remodeled including the addition of chamfered bay windows and a garage entrance. The building's primary elevation is its south elevation which is set back approximately 13 feet from the street and composed of three structural bays. The basement level features a square window on the left and a horizontal window on the right inset within the former garage entrance. The first floor features a centered entrance flanked by identical chamfered bay windows. The bay windows have wood windows with multi-paned upper sashes with recessed wood panels below the windows and capped with a pent roof. The bay windows also feature decorative trim consisting of modillions and moldings. The entrance, located between the bay windows, is recessed and accessed by a wooden bridge. The entrance is detailed with arched spindle work and a bracketed hood. The elevation is topped with a bracketed parapet that hides the building's gabled roof. The building's east elevation is exposed and clad in rustic wood siding with two double hung windows. The north (rear) elevation has a utility porch with a shed roof running the width of the building and here the gabled roof is exposed. The west elevation is mostly hidden from view but is clad in rustic wood siding where it is exposed.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1887).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena but was originally a part of Rancho San Miguel. The land was granted to Noe by Mexican governor Pio Pico in 1845. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was platted, names were given to its streets, and it became known as Horner's Addition.

During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands to William Cary Jones for \$200,000 to pay off his debts.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel, from Jones in 1852. During Horner's ownership the neighborhood was platted and street names were assigned. Horner's land speculation was short lived as he defaulted on his mortgage during the economic downturn of 1857 - 1859. French financier Francois Louis Pioche, owner of both the Market Street Railway and the Spring Valley Water Company, acquired Horner's land holdings. Though a successful businessman, Pioche got in over his head with Horner's Addition and was convicted of defrauding investors and ended up committing suicide in 1872 in a hotel room. Following Pioche's death, Horner's Addition fell into the hands of a French bank, which began selling it off as individual parcels.

Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. Development in the neighborhood was spurred by the extension of the Market Street Railway into the neighborhood in 1887.

Because Noe Valley was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian decent. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1920, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered throughout its higher elevations.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values, the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

4372 25th Street is located on a residential block that is defined by, single-family and multi-family, Victorian and Edwardian era dwellings that are two- to three-stories in height. Most of the buildings have ground floor garage entrances. Some of the turn of the century buildings have lost visual material integrity but retain their general form and massing. They are modest structures with restrained levels of ornamentation and are unremarkable in their detailing. The architecture is interrupted in several locations by newer infill development. It should be noted that the immediate blocks surrounding the site have not been formally surveyed and that there are no adopted Historic Districts located nearby.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted Supplemental Historical Resource Information about the property prepared by Andy Ferguson. Based upon this information and information found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register and is not located within a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed circa 1887, the property represents the earliest development within the Noe Valley neighborhood. However, the building has been altered heavily over the years and no longer retains the design integrity of Flat Front Italianate architecture. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Research presented in the Supplemental Historic Information does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Isabella Hayes, who is listed as a widow in the San Francisco Directory, is the earliest known owner and occupant of the property (1887 – 1892). The property had several more owners and occupants until it was purchased in 2008 by its current owners. The property's most noteworthy occupants were John T. McCormick (1898 – 1907) and William Griffith (1982 – 1998). McCormick was a policeman who was tried and acquitted of "Neglect of Duty" in 1898. William "Bill" Griffith was the creator of the syndicated cartoon "Zippy the Pinhead". Though famous, neither of these people had a lasting impact in their fields of work or were influential in our local, regional, or national past. Therefore, the property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

4372 25th Street was likely constructed as a Flat Front Italianate cottage because the building's materials, proportions, and architectural details are uncharacteristic for an 1880's building. It is unknown who designed or constructed the building though it does not appear to be the work of a master. The building was constructed as worker housing and likely done by a contractor. The property appears ineligible for individual listing on the California Register under Criterion 3.

The property also does not appear to be located within a potential historic district. While there are groups of well-maintained Victorian era buildings on the block, the block as a whole lacks cohesion. Therefore, the property does not appear to be located within a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 4372 25th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

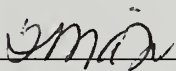
If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 4372 25th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature:  Date: 9-12-2012
Tina Tam, Senior Preservation Planner

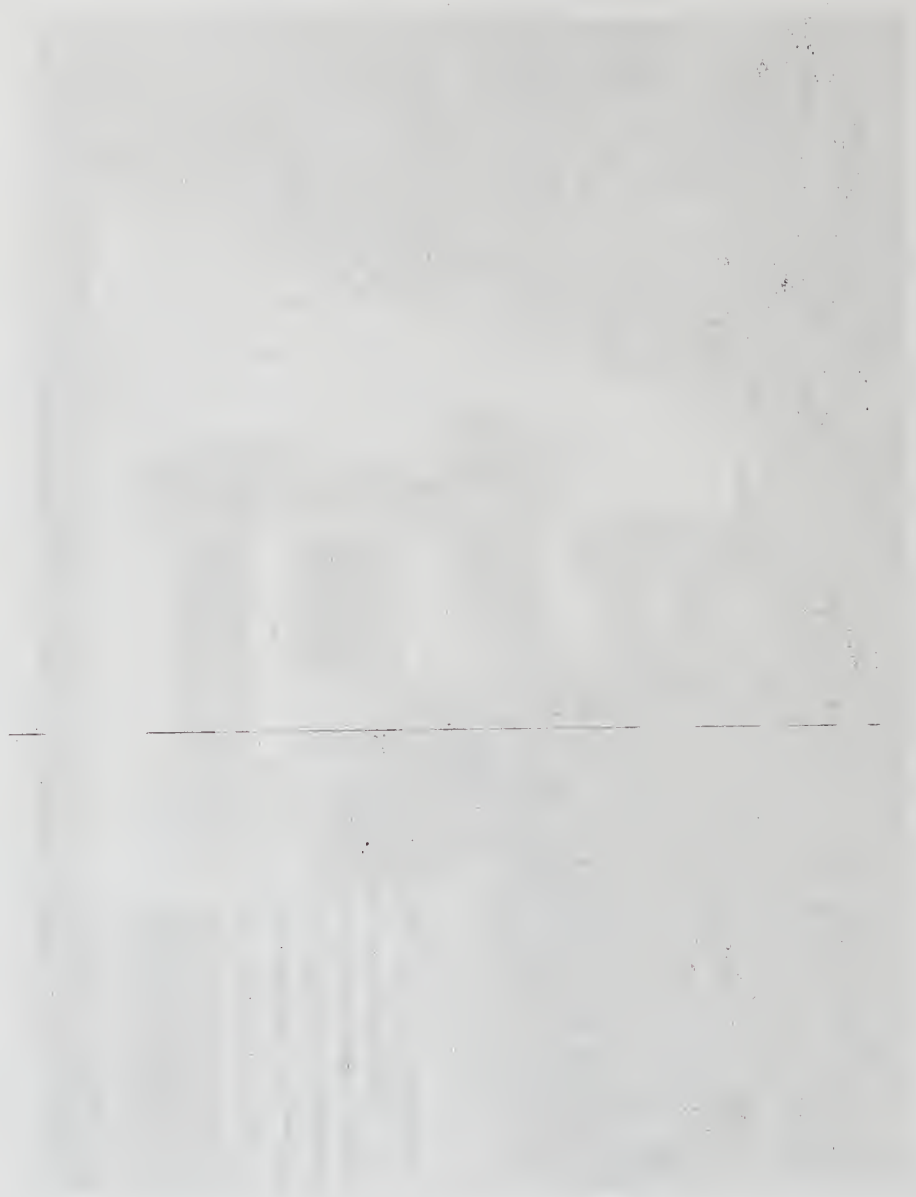
cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File





Existing Structure at 4372 25th St.

Photos of project site
1/4





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

284 Roosevelt Way

BLOCK/LOT(S)

2007/037

CASE NO.

2012.0601E

PERMIT NO.

2012.01.30.3143

PLANS DATED

N/A

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 5 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

mes

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 5
- ☒ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date of Review: August 9, 2012
Case No.: 2012.0601E
Project Address: 284 Roosevelt Way
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2607/037
Staff Contact: Michael Smith (Preservation Planner)
(415) 558-6232
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

284 Roosevelt Way is a mid-block parcel located on the west side of Roosevelt Way between Masonic and Park Hill Avenues in the Corona Heights neighborhood. The subject property is regularly shaped, measuring 3,125 square-feet, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed in 1906 according to Assessor's records and is located towards the rear of an up sloping lot. The subject building is a one-story over garage, wood-framed, single-family dwelling. The building's primary elevation is its east elevation which faces Roosevelt Way. The east elevation is divided into two structural bays that are offset from each other. The structural bay that is closest to the street features a wood paneled garage door at the ground floor. The second floor projects over the garage level below and features a tri-part, vinyl sash window. This volume is topped with a composition gabled roof. The second structural bay is recessed to the right with the primary entrance accessed by wooden stairs and a landing located along the wall perpendicular to the street. Overhanging eaves extend over the entrance. To the right of the landing is another vinyl sash oriel window. The building's north and south elevations are set back minimally from the side property lines and feature wood shingles cladding and several vinyl sash windows. The building's west elevation is similarly clad and includes a glass sunroom. The building is topped with a complex mix of gabled roofs as the result of numerous additions. The building most embodies the Craftsman architectural style.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1906).

Neighborhood Context and Description

284 Roosevelt Way is located in the Corona Heights neighborhood within a residential area defined by mix of single family and multi-family homes, with an eclectic mix of Classical Revival, Victorian, vernacular, Mid-Century Modern, and Modern architectural styles juxtaposed next to each other. The buildings have varying degrees of historic integrity and do not appear to have enough cohesion to be a district. It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

The Corona Heights neighborhood stretches between Buena Vista Park and Eureka Valley and is roughly bounded by Roosevelt to the north, Clayton to the west, Market St. to the south and Castro street to the east. It is unclear whether Corona Heights was located within the boundary of Rancho de San Miguel at its northern edge. The northern edge of the rancho has historically been Eureka Valley which is directly south of the subject property. It is believed that because the area was sandy and steeply sloped thus unsuited to agriculture that it was largely bypassed during the Spanish-Mexican land grant periods.

In 1899, excavation began on the hill to make way for the Gray Brothers Quarry and brick factory owned by George and Harry Gray. The Gray Brothers also owned quarries on Telegraph Hill and at the southern edge of Noe Valley. Many of the streets within Corona Heights were cut out of the large hill that once encompassed all of Buena Vista Park and extended all the way down to Market Street. The quarry had removed tons of rock and produced tens of thousands of bricks, creating a blasted landscape. Because of the quarry, streets had been cut out of the rock for transport vehicle access and from the general quarrying done to the area. This made the location prime real estate for people who began to build their homes on the streets cut into the hill after the quarry ended in 1915. Corona Heights Park now sits where the quarry and brick factory used to be.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted a Historical Resource Evaluation prepared by Tim Kelley Consulting. Based upon information provided by the consultant and found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register and is not located within a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Research presented in the evaluation prepared by Tim Kelley Consulting does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

E. F. and Otto Schlott were the earliest known owners of the subject property. E. F. was a dentist and Otto was a musician but the Schlotts never occupied the property. Ethel Rowe was the earliest known occupant of the subject property in 1910. She was a salter and later a salesperson at a bakery. After the Schlotts, the subject property changed hands several times and had numerous different occupants before being purchased by the current owners in 2011. Records show that none of the property owners or tenants of the property were important to our local, regional or national past. Therefore, the property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject property was constructed in 1906 and its current appearance is the result of subsequent additions. Since its construction, the subject building has undergone four changes to its original footprint. The original architect for the building is unknown though it does not appear to be the work of a master. According to Sanborn Maps, the building's original footprint was similar to that of an Earthquake Cottage. However, closer examination of the building

revealed that the original plan dimensions and method of construction did not resemble that of any of the Earthquake Cottage types. Therefore, there does not appear to be any information beyond the original building's relative size that would suggest it was ever an Earthquake Cottage.

The subject property is not a fully realized representation of Craftsman architecture which was known for hand-crafted details. As a result, the property does not fully embody Craftsman design characteristics and appears somewhat cobbled together. Furthermore, the Craftsman movement in the United States lasted from 1905 – 1930 and the subject building was given a Craftsman style front addition in 1979, well after the movement has passed. It is therefore determined that the subject property is not eligible for listing on the California Register under Criterion 3. The property also does not appear to be located within a potential historic district because the neighborhood surrounding the property is not architecturally cohesive.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 284 Roosevelt Way was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts

to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 284 Roosevelt Way was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 9-12-2012
Tina Tam, Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



HISTORICAL RESOURCE EVALUATION

284 ROOSEVELT WAY

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

380A Capp St.

BLOCK/LOT(S)

3590/050

CASE NO.

2012.0462E

PERMIT NO.

PLANS DATED

n/a

☐ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 5 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GOTO STEP 3

guy

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated: 9/13/2012

* Attach Historic Resource Evaluation Report

b. Other, please specify: 4

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials gan

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

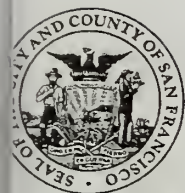
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date September 13, 2012
Case No.: 2012.0462E
Project Address: 380A Capp Street
Zoning: RTO-M (Residential – Transit-Oriented-Mission)
40-X Height and Bulk District
Block/Lot: 3590/050
Date of Review: September 13, 2012 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

380A Capp Street is located on a rectangular-shaped lot is located on the west side of Capp Street between 18th and 19th Streets in the Mission neighborhood of San Francisco. The subject property measures 27 feet in width and 122.5 in length and is located within the RTO-M (Residential- Transit Oriented- Mission) Zoning District and a a 40-X Height and Bulk District.

The property is improved with a single-family dwelling at the rear of the lot (380A Capp Street) that was constructed in circa 1907 based upon Sanborn maps. The building is a one-story, wood-frame residence capped with a gable roof. The property is also improved with a two-story over garage residential flats building known as 380 Capp Street and constructed in 1911 according to building permit records. The front building is a two-unit residential residence designed in the Classical Revival architectural style.

The subject building at 380A Capp Street is an example of a single-family vernacular cottage built after the San Francisco Earthquake and Fire of 1906. No building permits exists for the building, but it appears to have been substantially altered over time, including: the construction of a lean-to addition to the west that appears to have enclosed a former utility porch, enclosure of the front entry porch on the east façade, replacement of window glazing, and insertion of a second front door.

Pre-Existing Historic Rating / Survey

The subject property (380A Capp Street) is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1896).

The front building at 380 Capp Street was found to be individually eligible for listing in the California Register as part of the Inner Mission North Historic Resource Survey.

Neighborhood Context and Description

The subject property is located in the North Mission neighborhood of San Francisco which is generally considered to be bordered by Duboce Avenue to the north, 20th Street to the south, Dolores Street to the west and Shotwell Street to the east. During the 1906 Earthquake and Fire, Capp Street was the dividing line of the fire damage zone and the fire line divided the subject block; the west (subject block) side of Capp Street burned and the east side was spared. The Capp and Howard Streets Mid-Block Fire Line Historic District has been identified on the east side of the street and the subject property is outside the boundaries of this district. The northern Mission was utterly devastated in 1906 and rebuilt in entirety, and as a result, contains a significant concentration of post-disaster residential architecture. Most of the northern Mission's buildings were erected in the decade of unprecedented citywide reconstruction that followed the 1906 calamity, and other buildings were in-filled during later periods of the Twentieth Century.

380A Capp Street is located on a residential block that is defined by, single-family and multi-family, Victorian and Edwardian era dwellings that are two- to three-stories in height. Most of the buildings have ground floor garage entrances. In general, the buildings retain their overall general form and massing, any many retain their period detailing. With a few exemptions, the buildings are modest structures with restrained levels of ornamentation and unremarkable detailing. It should be noted that the immediate blocks surrounding the site were formally surveyed in 2007 as part of the Inner Mission Historic Resource Survey and there are several adopted Historic Districts located nearby.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Eric Altendorf and information found in the Planning Department files,

Preservation staff finds that the subject building is not eligible for inclusion on the California Register under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed circa 1907, the property is associated with the post 1906 Earthquake and Fire rebuilding period within the Mission neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is a non-descript, altered cottage that has no specific association with this period of development such that would make it eligible for inclusion on the California Register under Criterion 1. Therefore, 380A Capp Street is not eligible under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records indicate that the original property owner was William B. Marshall, a machinist for S.P. Company, who owned the property from 1906-1913. Marshall's descendants lived at the property until around 1917. Later owners included: Archibald H. Upton, Charles Ebeling. Records show that none of the persons associated with the building are important to the local, regional or national past. Therefore, 380A Capp Street is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

380A Capp Street consists of a one-story vernacular cottage constructed circa 1907. The building was constructed in response to the 1906 Earthquake and Fire to provide housing after the fire, which burned this portion of Capp Street and the surrounding neighborhood. The simple wood-frame building is modest in its appearance and has undergone several alterations over time, including two additions and changes to window and door openings.

Based on the information provided in the Supplemental Information Form prepared by Eric Altendorf and Planning Department records, 380A Capp Street is not eligible for individual listing in the California Register under Criterion 3 (Architecture). As a single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a simple vernacular cottage, and does not embody any notable characteristics, which distinguish the building as historically significant. No architect was uncovered.

The property also does not appear to be located within a potential historic district. The Capp and Howard Street Mid-Block Fire Line Historic District was identified in the Inner Mission North Historic Resource Survey and is located across the street from the subject property. This historic district include eight contributing properties and the properties in the district are significant for their direct proximity to the 1906 Fire Line, as survivors, or products of the major rebuilding efforts that occurred on destroyed properties after the 1906 Earthquake and Fire. The subject property is located outside the boundaries of this historic district and no other historic districts have been identified in this area.

Therefore, 380A Capp Street is not eligible under Criterion 3 individually or as part of a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *SMa*
Tina Tam, Senior Preservation Planner

Date: 7-20-2012

cc: Vinaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\380A Capp St\380A Capp HRER.doc

IMAGES



380A Capp Street looking west. Courtesy of Joram S. Altman, Architect.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1360-1362 Dolores	BLOCK/LOT(S) 6578/005
CASE NO. 2012.0521E	PERMIT NO. _____
	PLANS DATED _____

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT - 5 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

[Signature]

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

dst 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated: 9/5/2012

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials *gah*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date September 5, 2012
Case No.: 2012.0521E
Project Address: 1360-1362 Dolores Street
Zoning: RH-2 (Residential – House, Two-Family)
40-X Height and Bulk District
Block/Lot: 6578/005
Date of Review: September 5, 2012 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

Constructed circa 1896, 1360-1362 Dolores Street is a two-story, single-family, wood-frame residence located in the Noe Valley neighborhood of San Francisco. 1360-1362 Dolores Street is constructed on the west side of Dolores Street and has been stripped of its original architectural detailing. Notable historic features of the residence include its L-shaped plan, and two-story massing.

The subject property is located on an L-shaped lot measuring 42 ft x 90 ft on the west side of Dolores Street between Cesar Chavez and 27th Streets. The property is located within RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1896).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe. The land was granted to Noe by Mexican governor Pio Pico in 1845. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition.

During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands to William Cary Jones for \$200,000 to pay off his debts.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel, from Jones in 1852. During Horner's ownership the neighborhood was platted and street names were assigned. Horner's land speculation was short lived as he defaulted on his mortgage during the economic downturn of 1857 - 1859. French financier Francois Louis Pioche, owner of both the Market Street Railway and the Spring Valley Water Company, acquired Horner's land holdings. Though a successful businessman, Pioche got in over his head with Horner's Addition and was convicted of defrauding investors and ended up committing suicide in 1872 in a hotel room. Following Pioche's death, Horner's Addition fell into the hands of a French bank, which began selling it off as individual parcels.

Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. Development in the neighborhood was spurred by the extension of the Market Street Railway into the neighborhood in 1887.

Because Noe Valley was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian decent. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1920, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered throughout its higher elevations.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values, the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

1360-1362 Dolores Street is located on a residential block that is defined by, single-family and multi-family, Victorian and Edwardian era dwellings that are two- to three-stories in height. Most of the buildings have ground floor garage entrances. In general, the buildings retain their overall general form and massing, but have been stripped of their period detailing. They are modest structures with restrained levels of ornamentation and are unremarkable in their detailing. It should be noted that the immediate blocks surrounding the site have not been formally surveyed and that there are no adopted Historic Districts located nearby.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
------------	---------------------------

Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: N/A	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: ☐ Contributor ☐ Non-Contributor
--	---

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Geoff Gibson and information found in the Planning Department files, Preservation staff finds that the subject building is not eligible for inclusion on the California Register under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed circa 1896, the property represents early development within the Noe Valley neighborhood. However, the building has been heavily altered over the years and is no longer recognizable as Victorian era building. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Research presented in the Historic Resource Evaluation prepared by Geoff Gibson does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records indicate that the original property owner was James Curley, who owned the property from 1896-1901. Later owners included Livingston Jenks, M.U. Anderson, Emilie Henning, Irma B. Shanklin, Louis and Suzanne E. Legoretta. Records show that none of the persons associated with the building are important to the local, regional or national past. Therefore, 1360-1362 Dolores Street is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

1360-1362 Dolores Street consists of a two-story two-family residence constructed circa 1896. The building was likely constructed as a flat front Victorian residence, however, changes to the building's façade have rendered it unrecognizable to this historic period. It is unknown who designed of

constructed the building circa 1896 and it does not appear to be the work of a master. The building has been stripped of its Victorian detailing is neither distinctive nor artistic when compared to more fully developed examples of the style in San Francisco. The property appears ineligible for individual listing on the California Register under Criterion 3

The property also does not appear to be located within a potential historic district because the while there are groups of well-maintained Victorian era buildings in Noe Valley, the block is characterized by stripped versions of Victorian residences and as a whole lacks cohesion. Therefore, the property does not appear to be located within a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

1360-1362 Dolores Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

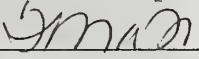
1360-1362 Dolores Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

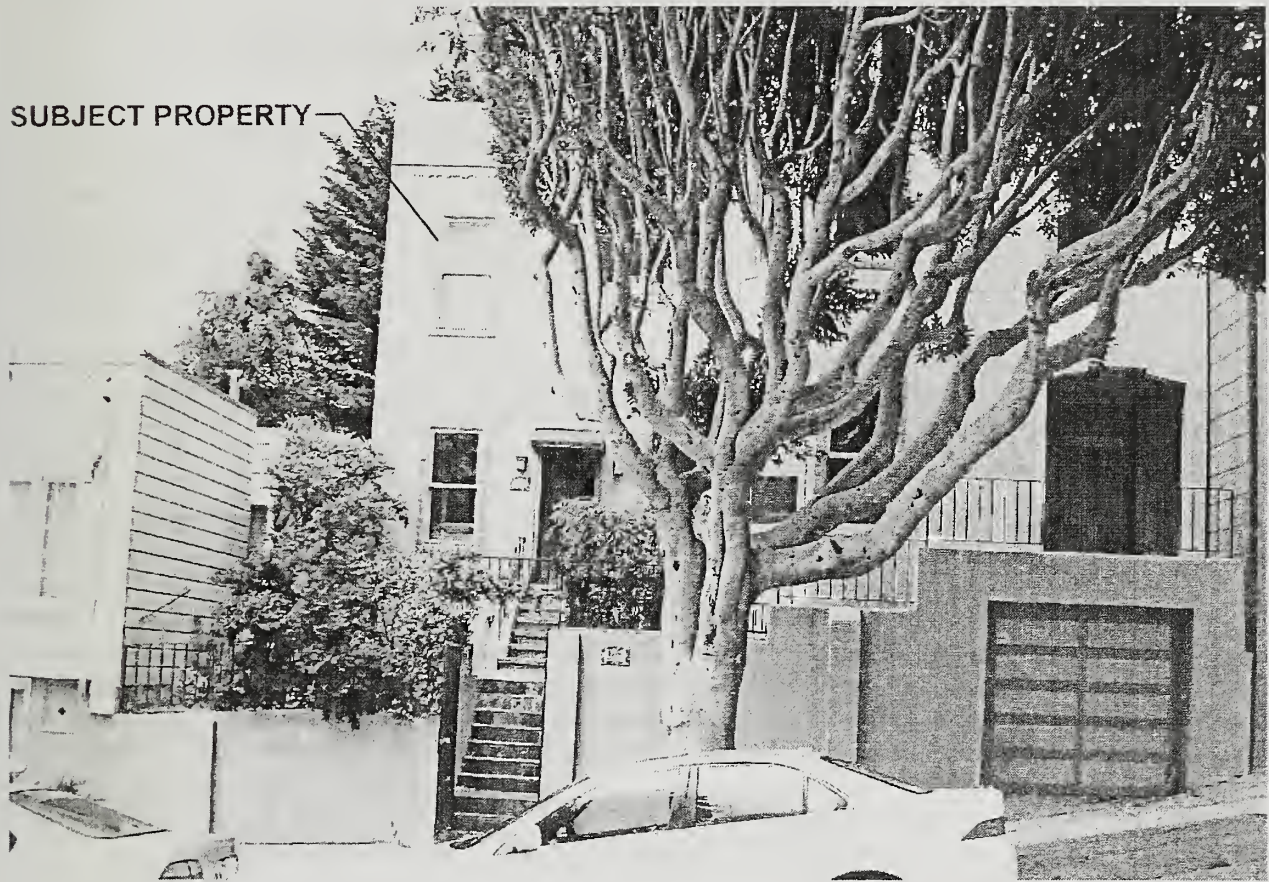
Date: 9-20-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Doug Vu, Project Planner

GH: G:\Documents\HRER\1360-1362 Dolores\1360-62 Dolores HRER.doc



IMAGES



1360-1362 Dolores Street looking west. Courtesy of Google Street View.





**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:
RECEIVED

JUN 13 2012

Environmental Evaluation Application CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

OCT - 5 2012

SAN FRANCISCO PUBLIC LIBRARY		Provided	Not Applicable
PART 1 - EE APPLICATION CHECKLIST			
Two copies of this application with all blanks filled in		☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)		☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled		☒	
Fee		☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2		☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b		☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4		☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8		☐	☐
Additional studies (list)		☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No.

2011.1135E

Date:

06/14/12

Address:

368 Prentiss St

Block/Lot:

5685/010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Contact architect	Telephone No.
Address		Fax No.
		Email
Project Contact	Suheil Shatara	Telephone No. 415 - 512 7566
Company	Shatara Architecture InC.	Fax No. N/A
Address	524 Second St. 2nd Floor	Email suheil@shataraarch.com
	San Francisco, CA 94107	

Site Information

Site Address(es):	368 Prentiss St.
Nearest Cross Street(s)	Jarboe Ave.
Block(s)/Lot(s)	5685/ 010
Zoning District(s)	RH -1
Site Square Footage	1750 sq. ft
Height/Bulk District	40-x
Present or previous site use	Residential house, 1 unit
Community Plan Area (if any)	

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	\$125,000.00

Describe proposed use Residential house, 1 unit

Narrative project description. Please summarize and describe the purpose of the project.

The scope of work is: remodel of existing structure; demolition of non-conforming back structure; new garage level; horizontal and vertical addition.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,048 sq. ft.	1,048 sq. ft.	743 sq.ft.	1,791 sq.ft.
Retail	-	-	-	-
Office	-	-	-	-
Industrial	-	-	-	-
Parking	-	-	garage: 363 sq.ft.	garage: 363 sq.ft.
Other (specify use)	attic: 239 sq.ft.	attic: 193 sq.ft.	-	attic: 193 sq.ft.
Total GSF	1,287 sq.ft.	1,241 sq.ft.	1,106 sq.ft.	2,347 sq.ft.

Dwelling units	1	1	-	1
Hotel rooms	-	-	-	-
Parking spaces	-	-	1	1
Loading spaces	-	-	-	-
Number of buildings	2	1	-	1
Height of building(s)	18' - 7 1/2"	18' - 7 1/2"	11' - 4 1/2"	30' - 0"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

The scope of work is demolition. There is no future project proposed.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

368 Prentiss Street

5685 / 010

CASE NO.

PERMIT NO.

PLANS DATED

2011.1135 E

04/03/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☒ Project is not listed:

GO TO STEP 5

- ☐ Project does not conform to the scopes of work:

GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:

GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

see PTR FORM, date

9/24/12

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEETING DATE:	09/17/2012	DATE:	09/24/2012
----------------------	------------	--------------	------------

PROJECT INFORMATION:

Planner:	Rich Sucre
Address:	368 Prentiss Street
Cross Streets:	Cortland and Jarboe Avenues
Block/Lot:	5685/010
CEQA Category:	Category B
Art. 10/11:	
BPA/Case No.:	2011.1135E

PURPOSE OF REVIEW:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC
---------------------------------------	-------------------------------------	---------------------------------------

PROJECT DESCRIPTION:

☒ Alteration	☐ Demo/New Construction	
---	---	--

DATE OF PLANS UNDER REVIEW:	04/03/2012
------------------------------------	------------

PROJECT ISSUES:

- Proposed Project includes: demolition of rear structure; insertion of new garage; and, construction of horizontal and vertical addition.
- Is the Subject Property a Historic Resource?

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA:			☐ Yes	☒ No *	☐ N/A
	Criteria	Events:	☐ Yes	☒ No	
		Persons:	☐ Yes	☒ No	
		Architecture:	☐ Yes	☒ No	
		Potential to Yield:	☐ Yes	☒ No	
	If yes, Individual Resource:		☐ Yes	☒ No	
	If yes, Historic District:		☐ Yes	☒ No	
Complies with the Secretary's Standards/Art 10/Art 11:			☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:			☐ Yes	☒ No	
Needs More Information:			☐ Yes	☒ No	
Requires Design Revisions:			☐ Yes	☒ No	
Defer to Residential Design Team:			☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- Constructed in 1912; Architect/builder is unknown;
- Located in Bernal Heights neighborhood
- No adjacent or nearby historic districts
- Subject property is a one-story tall, vernacular, single-family residence, and does not relate to the surrounding two- to three-story residential context.
- Does not appear to be a former 1906 earthquake refugee shack, as noted in the consultant's evaluation.
- Does not appear to be a historic resource based upon the submitted Supplemental Information Form, building permit history, and available information.

X



Date:

9-26-2012

Signature of a Senior Preservation Planner / Preservation Coordinator

SAN FRANCISCO
PLANNING DEPARTMENT

IMAGES

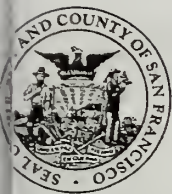


368 Prentiss Street

(Source: Google Maps, April 2011; Accessed September 24, 2012)



Very faint, illegible text or markings at the bottom of the page, possibly a signature or date.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2012.0131E
Project Title: 455 Potrero Avenue
Zoning: UMU (Urban Mixed Use) Use District
58-X Height and Bulk District
Block/Lot: 3974/020
Lot Size: 2,500 square feet
Project Sponsor: Dolmen Property Group
(415) 559-1227
Staff Contact: Wade Wietgreffe – (415) 575-9050
Wade.Wietgreffe@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

GOVERNMENT
DOCUMENTS DEPT

OCT 16 2012

SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION:

6/12 The project site is located at Potrero Avenue, mid-block between Mariposa Street and 17th Street, in the Showplace Square/Potrero Hill neighborhood. The project site is occupied by an existing nine-foot, six-inch-tall, approximately 520-square-foot garage at the front property line (western portion of the lot) and a 35-foot, seven-inch-tall, approximately 2,560-square-foot residential building located at the rear of the property (eastern portion of the lot). The proposed project would demolish the existing front garage and construct a new 30-foot-tall, approximately 1,558-square-foot building at the front property line. The new building would contain one parking space and one dwelling unit. In addition, the proposed project would remove existing retaining walls, build new retaining walls, remove an existing fence, and rebuild the existing concrete stairs.

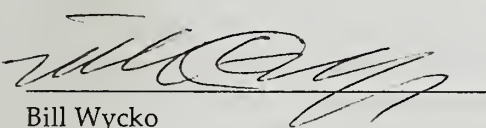
[Continued on next page]

EXEMPT STATUS:

Categorical Exemption, Class 1 & 3 [State CEQA Guidelines Section 15301(l) & Section 15303(a)]

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Dolmen Property Group, Project Sponsor
Edward "Toby" Morris, Project Contact

Rich Sucre, Preservation Planner
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

As stated above, the project site is occupied by an existing garage and residential building. The existing front garage is a non-historic structure and the existing rear building was constructed in 1895 and is individually eligible for listing in the California Register of Historical Resources. The existing front garage contains two parking spaces and the existing rear building contains three dwelling units. Retaining walls, a fence, and concrete stairs exist between the front garage and rear building. The two existing buildings are approximately 25 feet apart. The topography of the project site slopes upward by approximately 22 feet from the front property line to the rear property line, a distance of 100 feet. The existing rear building's first-story elevation is approximately 12 feet taller than the existing front garage's roof.

As stated above, the proposed project would demolish the existing garage and construct a new 30-foot tall, approximately 1,558-square-foot building at the front property line. The new building would contain one parking space and one dwelling unit. In addition, the proposed project would remove existing retaining walls, build new retaining walls, remove the existing fence, and rebuild the existing concrete stairs. The existing rear building and new front building would be approximately 25 feet apart. The existing rear building's first-story elevation would be approximately 8 feet lower than the new front building's roof. The existing rear building's second-story elevation would be approximately the same elevation as the new front building's roof. The façade of the new building would consist of horizontal wood siding and projecting bay windows. In addition, the new building would apply a bead of resilient, acoustical caulking to window casings before installation; caulk to the frames of windows and doors with resilient, acoustical sealant; and provide Type I (Outdoor-Indoor Transmission Class (OITC 29), Sound Transmission Class (STC) 35) for the windows and exterior doors on the front façade of the new building and Type II (OITC 26, STC 33) for the entrance to the new building near the rebuilt concrete stairs at the first level.

Below-ground surface construction would not be required for the proposed project.

REMARKS:***Historic Architecture***

Constructed in 1895, the three-story Italianate residence (subject property) at 455 Potrero Avenue is individually eligible for listing in the California Register of Historical Resources (California Register). Currently, the project site possesses two buildings: the historic three-story residence and a non-historic one-story garage. The garage is a non-contributing resource on the project site. As part of the adopted Showplace Square/Northeast Mission Historic Resource Survey, the subject property was assigned a California Historic Resource Status Code (CHRSC) of "3CS," which designates this property as "appears eligible for California Register as an individual property through survey evaluation."

Based on the rear building's status code, the rear building is considered a "Category A" property (Known Historic Resources) for the purposes of the Planning department's California Environmental Quality Act (CEQA) review procedures. As described in the July 9, 2012 Historic Resource Evaluation Response, Planning Department Preservation Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the resource would be materially

impaired because the proposed project would be consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards),¹ as summarized in the following analysis of Secretary's Standards 2, 9, and 10.

Standard 2 states "The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided." The proposed project maintains the subject property's historic character, which is defined by its character-defining features that are composed of the Italianate architectural elements. The existing one-story garage does not contribute to the subject property's historic character and is a non-contributing feature. Further, due to the steep slope of the project site, the proposed project does not physically impact or visually obscure the historic residence on the eastern portion of the subject lot. Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 9 states "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The proposed project includes demolition of the existing one-story non-historic garage and construction of a new three-story, two-unit dwelling on the west portion of the subject lot. The new construction is clearly distinguished in form and massing, and would not physically impact any historic materials or features of the existing historic residence. The new residence is located directly off of Potrero Avenue, and would maintain the stair access to the historic residence. Due to the steep slope of the project site, the new construction would not visually obscure the existing historic residence. Further, the new construction is compatible with the historic residence in the usage of wood siding on the exterior, and through the projecting bay window, which echoes the existing project balconies. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10 states "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The proposed project includes construction of a new three-story residence." This new residence may be removed without impacting the essential form and integrity of the historic property because the new construction does not physically impact any historic features of the subject lot. Therefore, the proposed project complies with Rehabilitation Standard 10.

Noise

Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including trucks, cars, Muni buses, emergency vehicles, and land use activities, such as commercial businesses and periodic temporary construction-related noise from nearby development, or street maintenance. Noises generated by residential uses are

¹ San Francisco Planning Department, Historic Resource Evaluation Response, 455 Potrero Avenue, July 9, 2012. Subsequent to the HRER, the project sponsor revised plans, but the Planning Department determined these revisions did not change the conclusions in the HRER. Email communication between Rich Sucre and Wade Wietgreffe, September 13, 2012. This document and email is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2012.0131E.

common and generally accepted in urban areas. An approximate doubling in traffic volumes in the area would be necessary to produce an increase in ambient noise levels barely perceptible to most people (3 decibel (dB) increase).² The proposed project would not double traffic volumes because the proposed project consists of one dwelling unit adjacent to Potrero Avenue, a moderately busy roadway. In addition, the proposed project would not include any other constant noise sources (e.g., diesel generator) that would be perceptible in the project vicinity. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity.

Residential uses are considered noise sensitive uses because they may contain noise sensitive receptors, including children and the elderly. Residential development in noisy environments could expose these noise sensitive receptors to noise levels in excess of established standards. The U.S. Department of Housing and Urban Development (HUD) has developed minimum national noise standards for land use compatibility. HUD considers noise levels below 65 dB as generally "acceptable," between 65 dB and 75 dB as "normally unacceptable," and in excess of 75 dB as "considered unacceptable" for residential land uses.³ The California State Office of Planning and Research (OPR) have developed similar statewide guidelines.⁴ OPR's guidelines have largely been incorporated into the Environmental Protection Element of the San Francisco General Plan.⁵ In addition, the California Building Code and Title 24 of the California Code of Regulations have regulations to limit interior noise levels to 45 dBA L_{dn} .^{6,7} In instances where exterior noise levels exceed 60 dBA L_{dn} , Title 24 requires an acoustical report to be submitted with the building plans describing the noise control measures that have been incorporated into the design of the project to meet the noise requirements.

The project site is located along a street with noise levels above 75 dBA L_{dn} and potential existing noise-generating land uses are nearby. Therefore, a noise analysis was prepared for the proposed project by Wilson Ihrig & Associates, a firm qualified in acoustical analysis, and the results are summarized below.⁸

Wilson Ihrig & Associates completed ambient noise level measurements on a utility pole 12 feet above the sidewalk adjacent to the project site. This noise level measurement location is near the proposed new building's façade. Long-term measurements were taken between March 8 and March 12, 2012; short-term measurements were taken on March 7, 2012. Long-term measurements showed levels between 71 and 74

² A decibel is a unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

³ Code of Federal Regulations, Title 24, Part 51, Section 51.100 – 51.105.

⁴ Office of Planning and Research, State of California General Plan Guidelines, October 2003.

⁵ San Francisco General Plan, Environmental Protection Element, Policy 11.1.

⁶ dBA refers to the sound level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

⁷ L_{dn} refers to the day-night average level or the average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

⁸ Wilson Ihrig & Associates, *CCR Title 24 Exterior Noise Report*, 455 Potrero Street, San Francisco, California, July 27, 2012. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2012.0131E.

dBa L_{dn} and short-term measurements varied levels between 70 and 100 dBA L_{max} . The primary noise source in the area is vehicular traffic from Potrero Street with the loudest events typically associated with the sounding of horns and alarms by emergency vehicles and typically occurred less than five times per day.

Based upon measured existing noise levels and projected future changes in the project vicinity (e.g., traffic level increases from new development), Wilson Ihrig & Associates provided noise level contours for the project site. The future predicted dBA L_{dn} for the new building's façade and rear would be 73 and 70, respectively. Typical residential building construction will generally provide exterior-to-interior noise level reduction performance of no less than 25 dB when exterior windows and doors are closed. In this case, exterior noise exposure would need to exceed 70 dBA L_{dn} to produce interior noise levels in excess of the City's and Title 24's interior noise criterion (45 dBA L_{dn}). Given the future predicted exterior noise level of 73 dBA L_{dn} , Wilson Ihrig & Associates provided recommendations to achieve the interior noise criterion of 45 dBA L_{dn} and also to limit louder, short-duration events (e.g., motorcycles, buses, trucks, etc.) to approximately 50 dBA L_{dn} in all habitable spaces.⁹

Wilson Ihrig & Associates recommendations include, but are not limited to, applying a bead of resilient, acoustical caulking to window casings before installation; caulking the frames of windows and doors with resilient, acoustical sealant; and acoustical glazing recommendations based on the location. The acoustical glazing recommendations were presented in terms of the Outdoor-Indoor Transmission Class (OITC) and Sound Transmission Class (STC) acoustical performance ratings, both of which should be met by the window manufacturer by providing laboratory test data for the specific window assembly types submitted for the proposed project. Type I (OITC 29, STC 35) is recommended for the windows and exterior doors on the front façade of the new building; Type II (OITC 26, STC 33) is recommended for the entrance of the new building near the rebuilt concrete stairs at the first level. The proposed project would be subject to and would comply with these recommendations to ensure that Title 24 requirements could be met. Furthermore, through the building permit review process, the Department of Building Inspection would ensure that Title 24 requirements would be met. Therefore, the proposed project would not expose persons to noise levels in excess of applicable noise standards.

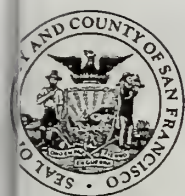
Exempt Status and Conclusion

The CEQA Guidelines Section 15301, or Class 1, provides for the exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Specifically, Class 1(l) provides for "demolition and removal of individual small structures listed in this subdivision; ... (4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences." The CEQA Guidelines Section 15303, or Class 3, provides for the exemption from the environmental review for the "construction and location of limited numbers of new, small facilities or structures." Specifically, Class 3(a) states "one single-family residence, or a second dwelling unit in a residential zone." The proposed project would include the demolition of an existing garage and the

⁹ Subsequent to the noise analysis, the project sponsor revised plans, but these revisions would not change the recommendations of the noise analysis because the unit would be exposed to virtually identical levels as that studied in the noise analysis.

construction of one dwelling unit in a residential zone. Therefore, the proposed project would be exempt under Classes 1 and 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. No unusual circumstances surrounding the current proposal exist that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The proposed project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2012.0131E
Project Address: 455 Potrero Avenue
Zoning: UMU (Urban Mixed Use) Zoning District
58-C Height and Bulk District
Block/Lot: 3974/020
Date of Review: July 9, 2012 (Part II)

Staff Contact: Wade Wietgreffe (Environmental Planner)
(415) 575-9050
wade.wietgreffe@sfgov.org

Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1895, the three-story Italianate residence (subject property) at 455 Potrero Avenue is individually eligible for listing in the California Register of Historical Resources (California Register). Currently, the project site possesses two buildings: the historic three-story residence and a non-historic one-story garage. The garage is a non-contributing resource on the project site. As part of the adopted Showplace Square/Northeast Mission Historic Resource Survey, the subject property was assigned a California Historic Resource Status Code (CHRSC) of "3CS," which designates this property as:

- ☐ "3CS" = "Appears eligible for CR as an individual property through survey evaluation."

Based on its status code, 455 Potrero Avenue is considered a "Category A - Historical Resources" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPOSED PROJECT

☒ Demolition (Garage Only) ☐ Alteration ☒ New Construction

PER DRAWINGS DATED:

January 24, 2011, by: Kerman Morris Architects

PROJECT DESCRIPTION

The proposed project includes demolition of the existing one-story, non-historic garage and construction of a new, three-story, two-unit dwelling on the western portion of the subject lot. No work would occur on the existing historic property located on the east portion of the subject lot. In total, the subject lot would possess five dwelling units: three dwelling units in the existing historic residence and two dwelling units in the new residence. The new two-family residence would feature a ground-floor garage, aluminum-sash windows, wood siding, and metal or resin panel accents.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. There are no eligible historic districts in the vicinity of the subject property.

The Department finds that the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards).

The following is an analysis of the proposed project per the applicable Secretary's Standards:

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project maintains the subject property's historic character, which is defined by its character-defining features that are composed of the Italianate architectural elements. The existing one-story garage

does not contribute to the subject property's historic character and is a non-contributing feature. Further, the proposed project does not physically impact or visually obscure the historic residence on the eastern portion of the subject lot. Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes demolition of the existing one-story non-historic garage and construction of a new three-story, two-unit dwelling on the west portion of the subject lot.

The new construction is clearly distinguished in form and massing, and would not physically impact any historic materials or features of the existing historic residence. The new residence is located directly off of Potrero Avenue, and would maintain the stair access to the historic residence. Due to the steep slope of the subject lot, the new construction would not visually obscure the existing historic residence. Further, the new construction is compatible with the historic residence in the usage of wood siding on the exterior, and through the projecting bay window, which echoes the existing project balconies. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes construction of a new three-story residence. This new residence may be removed without impacting the essential form and integrity of the historic property, since the new construction does not physically impact any historic features of the subject lot. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

Tina Tam, Senior Preservation Planner

Date: _____

7/26/2012

cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2011\2012.0131

RS: G:\Documents\Environmental\2012.0131E 455 Potrero Ave\HRER_455 Potrero Ave_2012-07-26.doc

IMAGES



455 Potrero Avenue
(Source: Google Maps, April 2011; Accessed July 6, 2012)



* use from me



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

1421 Lake St

1375 / 053

CASE NO.

PERMIT NO.

PLANS DATED

2012.0812E

2012/04/24/0934

Rec'd 6/18

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT 16 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

457

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

* Jbt 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: Per Pres. Team Review

Form, dated 10/1/2012

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Jbt
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

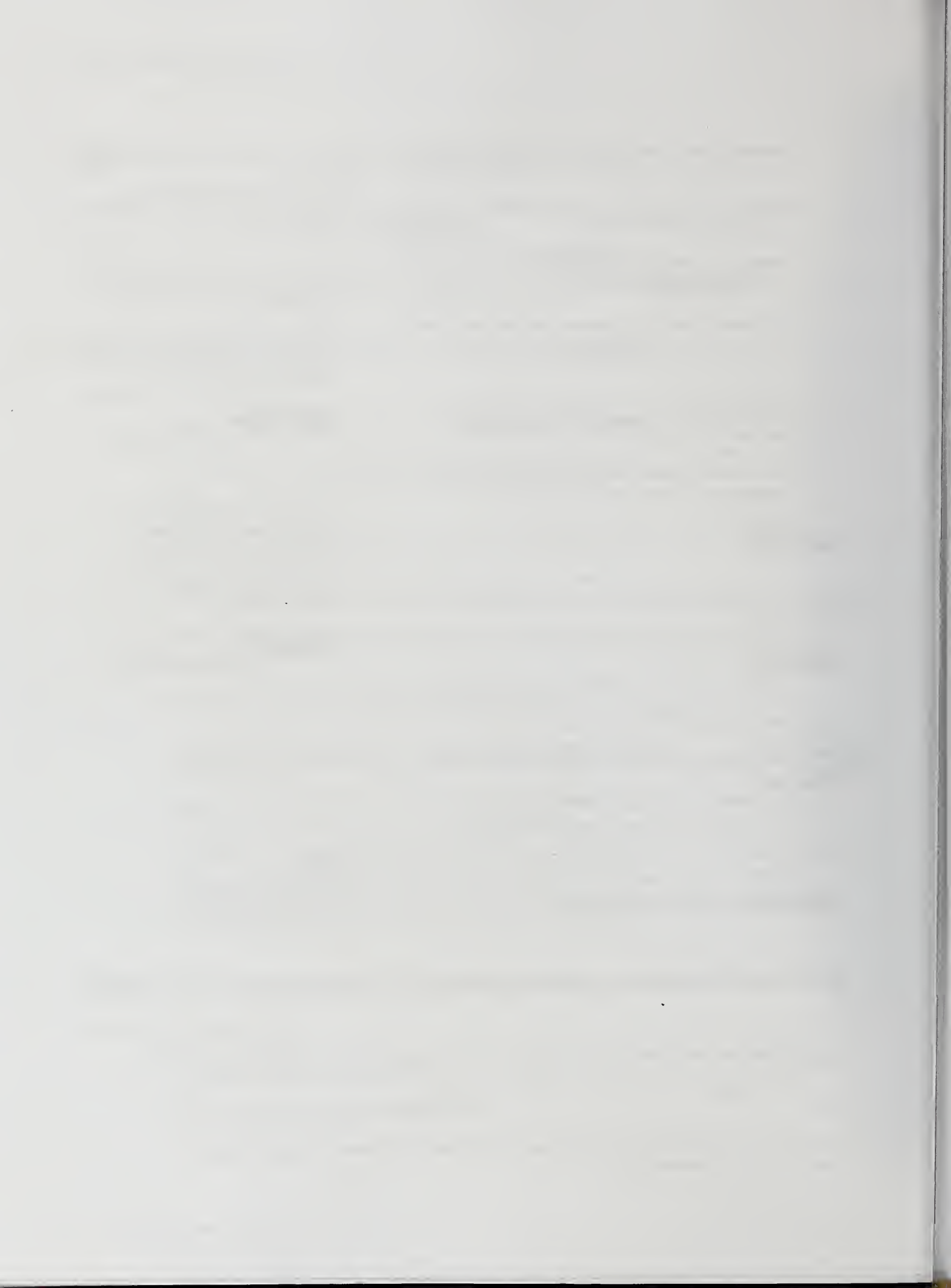
Tina Tam

Print Name

Date

10-1-2012

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	July 10, 2012	Date of Form Completion	October 1, 2012
---------------------------------	---------------	-------------------------	-----------------

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT INFORMATION:	
Planner:	Tina Tam
Address:	1421 Lake Street
Cross Streets:	15th and 16th Avenues
Block/Lot:	1375/053
CEQA Category:	B (Constructed in 1907)
Art. 10/11:	NA
BPA/Case No.:	201204248934 / 2012.0812E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	Rec'd 6/18/2012
-----------------------------	-----------------

PROJECT ISSUES:	
	Is the subject Property an eligible historic resource?
	Constructed in 1907, is the property a HR?
	If so, are the proposed changes a significant impact?
	Additional Notes:
	Proposed vertical addition and major facade alteration.

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event: ☐ Yes ☒ No		Criterion 1 - Event: ☐ Yes ☒ No	
Criterion 2 - Persons: ☐ Yes ☒ No		Criterion 2 - Persons: ☐ Yes ☒ No	
Criterion 3 - Architecture: ☐ Yes ☒ No		Criterion 3 - Architecture: ☐ Yes ☒ No	
Criterion 4 - Info. Potential: ☐ Yes ☒ No		Criterion 4 - Info. Potential: ☐ Yes ☒ No	
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	
Complies with the Secretary's Standards/Art 10/Art 11:		☐ Yes	☐ No
		☒ N/A	
CEQA Material Impairment:		☐ Yes	☒ No
Needs More Information:		☐ Yes	☒ No
Requires Design Revisions:		☐ Yes	☒ No
Defer to Residential Design Team:		☒ Yes	☐ No

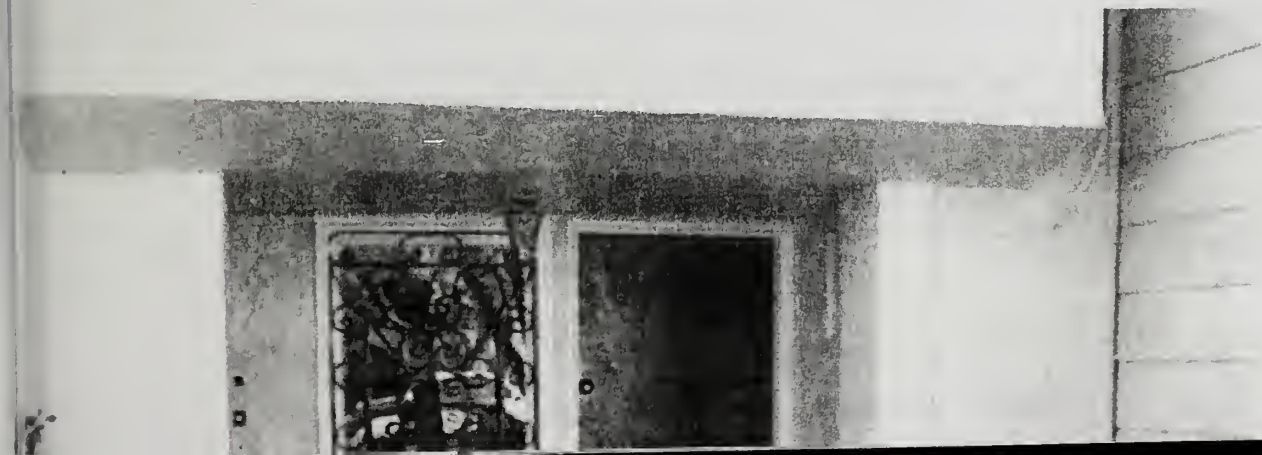
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Based upon EE application submittal, including the HRE report from Tim Kelley, qualified HR consultant, the property is not eligible for listing on the California Register. Constructed in 1907, building permit history indicate changes to the building in the late 1930's resulting in a change to the appearance and building style (Mediterranean Revival style). Based upon visual inspection of the immediate context, the neighborhood is varied and mixed (no uniform building type or construction dates) and do not represent a cohesive group of architecturally or historically similar buildings.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma</i>	10/1/2012



Primary façade, looking south.





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

362A
326A Waller Street

BLOCK/LOT(S)

6611/042

CASE NO:

2012-0713

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

OCT 16 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

ste

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☒ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6** per Re-classification

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:

GO TO STEP 5

- ☐ Project does not conform to the scopes of work:

GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:

GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* dbt 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: based upon bldg permit history, and photographs, bld lacks integrity and
 * Requires initial by Senior Preservation Planner / Preservation Coordinator
is not eligible for listing

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Ste
 Preservation Planner Initials

STEP 6

CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Shelley Cattagione
 Planner's Signature

10/3/12
 Date

Shelley Cattagione
 Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



Front of 362A Waller St (Rear Unit)





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

739 27th ST

BLOCK/LOT(S)

6588/014

CASE NO.

2012.12.13 E

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1

EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2

CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC - 4 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

11/29/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 4**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 5
- ☐ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: Pls see attached

PTB Form regarding blight

* Requires initial by Senior Preservation Planner / Preservation Coordinator

status - not a historic resource



CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Tina Tam

Print Name

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.



Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.



Preservation Planner Initials

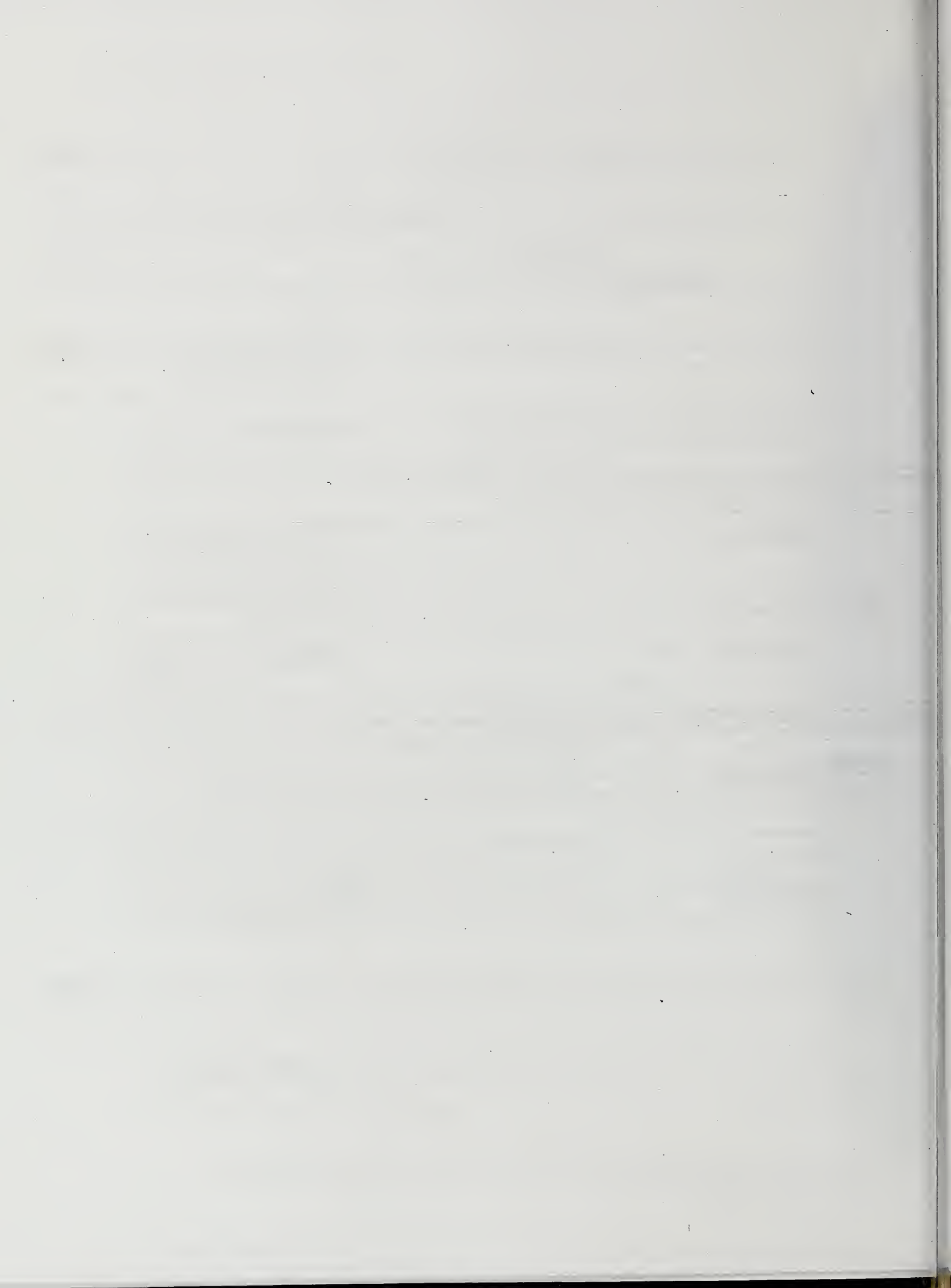


Must file *Environmental Evaluation Application*.

10-3-2012

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	10/2/2012	Date of Form Completion	10/3/2012
---------------------------------	-----------	-------------------------	-----------

PROJECT INFORMATION:	
Planner:	Tina Tam
Address:	739 27th Street
Cross Streets:	Diamond and Douglass Streets
Block/Lot:	6588/014
CEQA Category:	B
Art. 10/11:	
BPA/Case No.:	2012.1213E / 201209260678

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	Rec'd 9/12/2012
------------------------------------	-----------------

PROJECT ISSUES:	
	Is the subject Property an eligible historic resource?
	Building was constructed in 1939.
	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: ☐ Contributor ☐ Non-Contributor	
Complies with the Secretary's Standards/Art 10/Art 11:		☐ Yes	☐ No
		☒ N/A	
CEQA Material Impairment:		☐ Yes	☒ No
Needs More Information:		☐ Yes	☒ No
Requires Design Revisions:		☐ Yes	☒ No
Defer to Residential Design Team:		☒ Yes	☐ No

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Based upon the Historic Resource Evaluation prepared by William Kostura (a qualified historic consultant), the property is not eligible for listing on the California Register. The building was constructed in the late 1930's, a late period in Noe Valley's history. No person of importance resided or was associated with the building. The house is devoid of detailing relating to a particular style. No historic district appears to existing on this block. The immediate neighbors are mixed and there is no uniform building pattern or development. As such, the building does not appear to be a historic resource for the purposes of CEQA review.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Neighborhood Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2012.10.03 16:55:05 -07'00'	10/3/2012

**HISTORICAL EVALUATION OF
739 TWENTY-SEVENTH STREET, SAN FRANCISCO**

According to California Register Criteria



739 27th Street

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306

August 2012

**HISTORICAL EVALUATION OF
739 TWENTY-SEVENTH STREET, SAN FRANCISCO**

According to California Register Criteria



739 27th Street

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306

August 2012



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1234 10th Ave	BLOCK/LOT(S) 1844/038
----------------------------------	--------------------------

CASE NO. 2012-1207 E	PERMIT NO.	PLANS DATED
-------------------------	------------	-------------

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC - 4 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

48
09/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 4
- ☐ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

Pls see attached

PTR Form regarding bldg history and no integrity

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP!

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STOP!

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Tina Tam

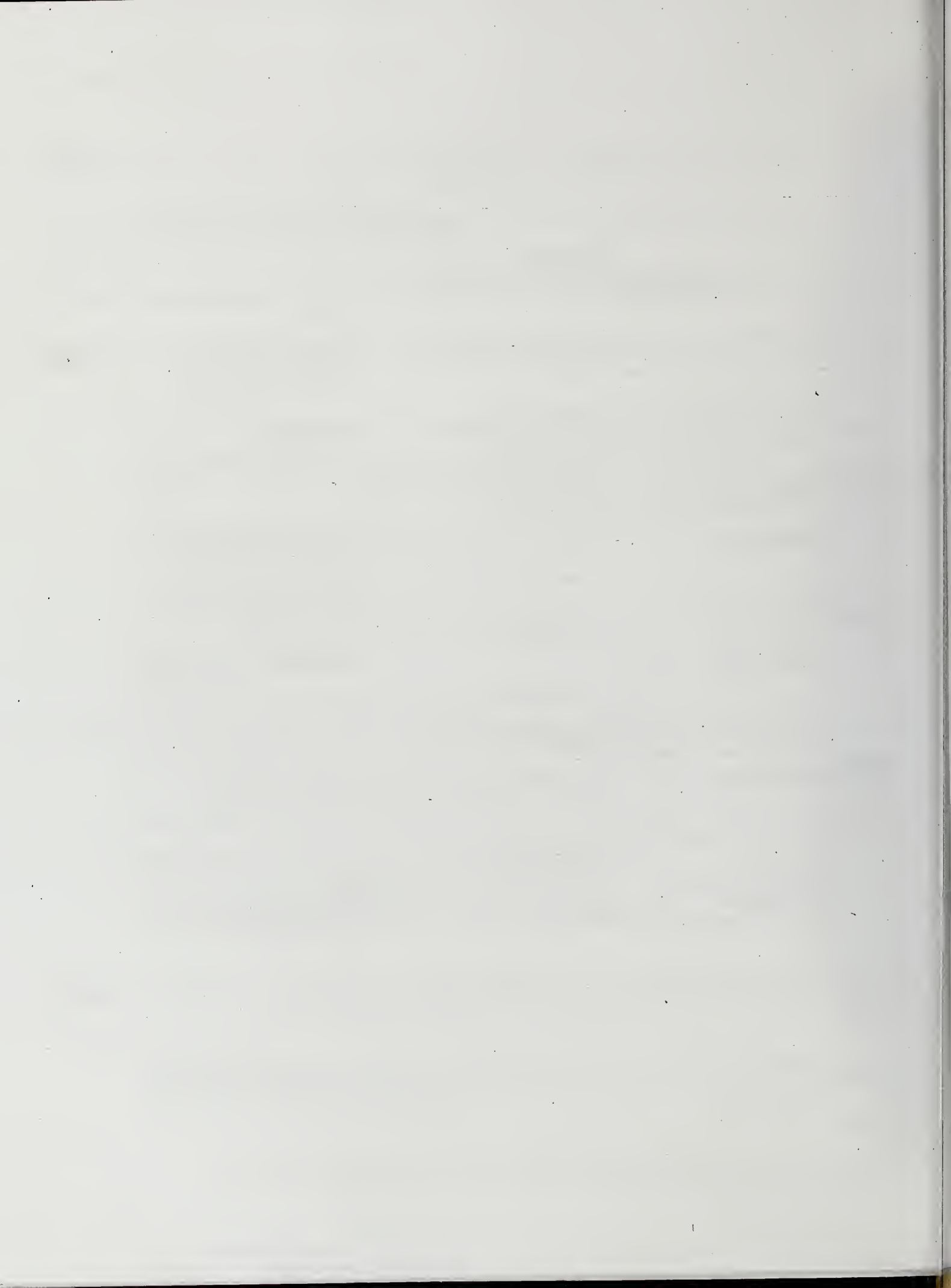
Tina Tam

Print Name

Date

10-3-2012

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	10/2/2012	Date of Form Completion	10/3/2012
---------------------------------	-----------	-------------------------	-----------

PROJECT INFORMATION:	
Planner:	Tina Tam
Address:	1434 10th Avenue
Cross Streets:	Judah and Kirkham Streets
Block/Lot:	1844/038
CEQA Category:	B
Art. 10/11:	
BPA/Case No.:	2012.1207E

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	8/3/2012
------------------------------------	----------

PROJECT ISSUES:	
	Is the subject Property an eligible historic resource?
	Property was constructed in 1905.
	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA		☐ Yes	☒ No *
Individual Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance:		Historic District/Context Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: ☐ Contributor ☐ Non-Contributor	
Complies with the Secretary's Standards/Art 10/Art 11:		☐ Yes	☐ No ☒ N/A
CEQA Material Impairment:		☐ Yes	☒ No
Needs More Information:		☐ Yes	☒ No
Requires Design Revisions:		☐ Yes	☒ No
Defer to Residential Design Team:		☒ Yes	☐ No

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based upon building permit history and the supplemental information form prepared by Tim Kelley (a qualified historic consultant), the building was significantly altered in the 1930's when the roof was altered to allowed for a full 8-foot ceiling and the building was plastered with stucco. Permits also reveals there were new windows and doors as well as new stairs at the front. As such, the building lacks integrity and is not eligible for listing on the California Register.

The immediate neighborhood is mixed and does not have a well-defined character. As such, there does not appear to be a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:		Date:
tina tam Digitally signed by tina tam DN: dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Neighborhood Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2012.10.03 16:42:53 -0700		10/3/2012

LOS:

following photos are recent pictures of the building and vicinity.



1434 10th Avenue

5528

Photos:

The following photos are recent pictures of the building and vicinity.



1434 10th Avenue

5528



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 758 Spruce Ave	BLOCK/LOT(S) 1088/022
-----------------------------------	--------------------------

CASE NO.	PERMIT NO.	PLANS DATED
----------	------------	-------------

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC -4 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

ECOTOXIC

JP
09/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:

- ☐ Project does not conform to the scopes of work:

- ☒ Project involves 4 or more work descriptions:

- ☐ Project involves less than 4 work descriptions:

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

Pls see attached

PTP Form regard bldg's

* Requires initial by Senior Preservation Planner / Preservation Coordinator

ineligibility for listing on the CR. Not a hist. resource.

STEP 6

CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STOP

Preservation Planner Initials

STOP

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

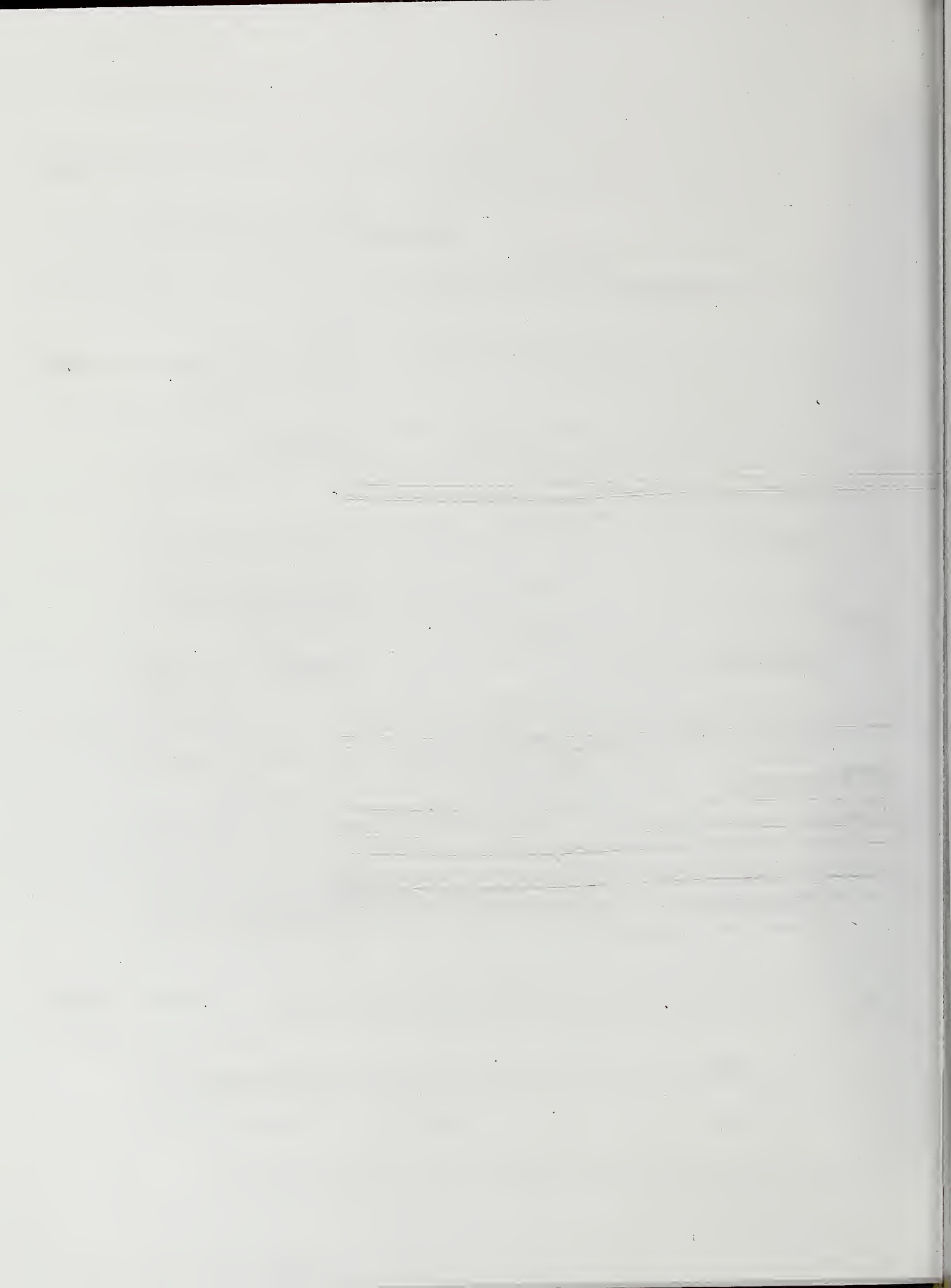
Tina Tam

Print Name

Date

10-3-2012

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	10/2/2012	Date of Form Completion	10/3/2012
---------------------------------	-----------	-------------------------	-----------

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT INFORMATION:	
Planner:	Tina Tam
Address:	758 Spruce Ave
Cross Streets:	Geary Blvd and Anza St
Block/Lot:	1088/022
CEQA Category:	B
Art. 10/11:	
BPA/Case No.:	2012.1209E / 201207245587

PURPOSE OF REVIEW:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC

PROJECT DESCRIPTION:		
☒ Alteration	☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	9/12/2012
------------------------------------	-----------

PROJECT ISSUES:	
	Is the subject Property an eligible historic resource?
	The building was constructed in 1949.
	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA		☐ Yes	☒ No *
Individual Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance:		Historic District/Context Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: ☐ Contributor ☐ Non-Contributor	
Complies with the Secretary's Standards/Art 10/Art 11:		☐ Yes	☐ No ☒ N/A
CEQA Material Impairment:		☐ Yes	☒ No
Needs More Information:		☐ Yes	☒ No
Requires Design Revisions:		☐ Yes	☒ No
Defer to Residential Design Team:		☒ Yes	☐ No

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Based upon the supplemental form prepared by Tim Kelley (a qualified historic consultant), the building was constructed in 1949 in a Streamline Moderne style by Claude Lindsay, a builder/developer best known for his style of work in the Sunset. While the building retains good integrity, the building does not have any association with any significant event and persons. The design of the building is also not extraordinary. Based upon the information in the Modern Context Statement, the subject building does not raise to the level of being significant for this particular architectural typology (Midcentury Modern) and hence is not eligible for listing on the California Register. There is also not enough consistency in the visual character and development pattern of the immediate context for a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Neighborhood Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2012.10.03 17:14:49 -0700	10/3/2012



BUILDINGS ON THE SAME SIDE OF THE STREET, EAST SIDE OF SPRUCE



BUILDINGS ACROSS THE STREET FROM SUBJECT SITE, WEST SIDE OF SPRUCE STREET

GABRIEL NG +
ARCHITECTS INC.

1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 eFax 510-281-1359

SITE PHOTOS - BUILDINGS ALONG SPRUCE STREET
VERTICAL ADDITION & ALTERATION
758 & 760 SPRUCE STREET, BLOCK 1088 / LOT 022,





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

Mocasin, CA (see attached figure)

BLOCK/LOT(S)

CASE NO.

2012.1204E

PERMIT NO.

NA

PLANS DATED

May 2012

☐ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☒ New Construction

STEP 1 EXEMPTION CLASS

☐ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☒ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC - 4 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☒ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- WJM
1. **Change of Use and New Construction** (tenant improvements not included).

 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☒ Project is not listed:

GO TO STEP 5

- ☐ Project does not conform to the scopes of work:

GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:

GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.
8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

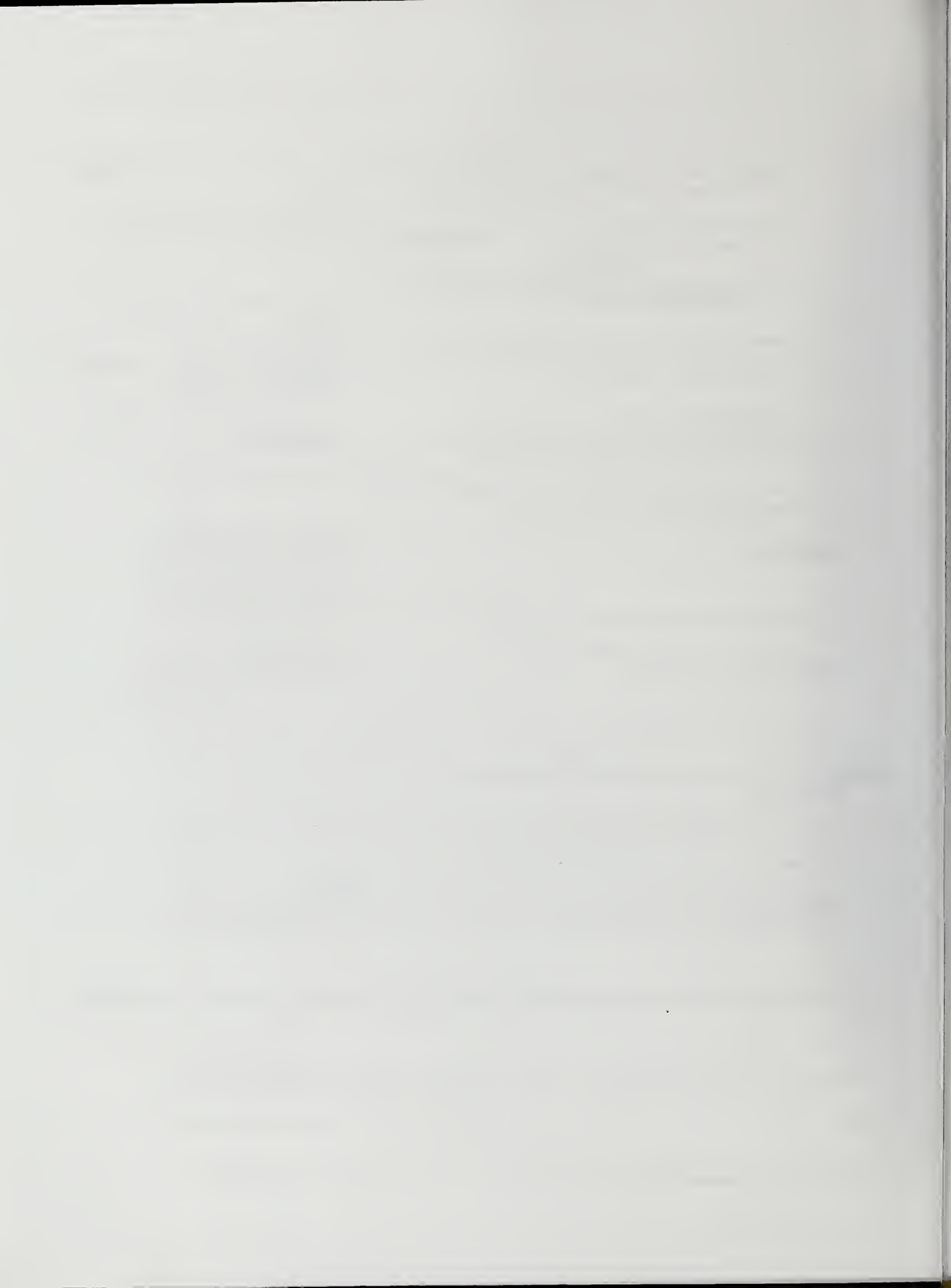
Steven H. Smith

Print Name

Date

11/1/12

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

Date received: _____

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

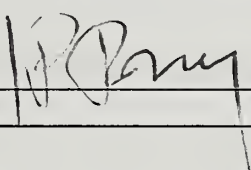
Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): 
(For Staff Use Only) Case No. _____

Date: 9/18/12

Address: _____

Block/Lot: _____

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>S.F. Public Utilities Commission</u>	Telephone No.	<u>415-554-1600</u>
Address	<u>525 Golden Gate Ave., 13th Floor</u>	Fax. No.	<u>415-554-3161</u>
	<u>San Francisco, CA 94102</u>	Email	<u>www.sfwater.org</u>
Project Contact	<u>Sally Morgan</u>	Telephone No.	<u>415-934-3938</u>
Company	<u>S.F. Public Utilities Commission</u>	Fax No.	<u>415-934-5750</u>
Address	<u>525 Golden Gate Ave., 6th Floor</u>	Email	<u>smorgan@sfwater.org</u>
	<u>San Francisco, CA 94102</u>		

Site Information

Site Address(es):	<u>Moccasin, CA</u>		
Nearest Cross Street(s)	<u>State Route 49</u>		
Block(s)/Lot(s)	<u>See attached figure</u>	Zoning District(s)	<u>N/A</u>
Site Square Footage	<u>17,000</u>	Height/Bulk District	<u>N/A</u>
Present or previous site use Community Plan Area (if any)	<u>Former general store and adjacent vacant lot</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		\$ <u>TBD</u>

Describe proposed use Construction of new control and server building

Narrative project description. Please summarize and describe the purpose of the project.

The project site is located near the center of Moccasin, California, on the northwest corner of Moccasin Switchback Road and Lakeshore Drive. The level to gently sloping site has been excavated out of an adjoining hillside. Part of the proposed project site includes the former location of a general store.

Under the proposed project, a new 4,600 sf, one-story building would be constructed to securely house server and control equipment related to control of the hydroelectric facility at the site. A parking lot also would be constructed on the site. Construction would require some additional cutting of the slope at the northern margin of the site and removal of several trees. The site would be re-landscaped at conclusion of construction.

The project site is within the Moccasin Historic District, which recently was determined eligible for the California Register of Historical Resources and National Register of Historic Places. A Historic Resources Evaluation Report on the project, previously approved by EP, concluded that the proposed Project would not result in a substantial adverse change in the historic district (JRP 2012).

Note: Tree disclosure statement not included as project is not within City of SF.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? <u>Concrete perimeter footing with interior pedestal footings</u>	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☒	☐
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA)*. A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	N/A	N/A	N/A	N/A
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	N/A	N/A	7,600	N/A
Other (specify use)	N/A	N/A	Server/ office space: 4,900	N/A
Total GSF	N/A	N/A	12,500	N/A

Dwelling units	N/A	N/A	N/A	N/A
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	N/A	N/A	15	N/A
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	N/A	N/A	1	N/A
Height of building(s)	N/A	N/A	26'	N/A
Number of stories	N/A	N/A	1	N/A

Please describe any additional project features that are not included in this table:

Computer control/server facilities, offices, small utility enclosure for emergency generator.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



San Francisco Water Power Sewer

Services of the San Francisco Public Utilities Commission

Bureau of Environmental Management
525 Golden Gate Avenue, 6th Floor
San Francisco, CA 94102
T 415.934.5700
F 415.934-5750

September 18, 2012

Steve Smith, Senior Environmental Planner
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: CEQA Exemption Request for the
Hetch Hetchy Water & Power Enterprise,
Moccasin Control and Server Building
Project

Dear Steve:

The San Francisco Public Utilities Commission (SFPUC) requests review of the proposed Moccasin Control and Server Building Project (the Project) under the California Environmental Quality Act (CEQA). The purposes of this letter are to (1) provide the Environmental Planning (EP) Division of the San Francisco Planning Department with a detailed description of the Project, and (2) request EP concurrence that the proposed Project is categorically exempt under CEQA Section 15301, Class 3 (New Construction of Small Structures), Subsection (c) which provides for construction in an urbanized area of new commercial buildings up to 10,000 square feet (sf) in floor area. The project site is within the SFPUC town of Moccasin, a facility that has been developed with power generation and administrative facilities that support SFPUC's Hetch Hetchy system.

The following information demonstrates the proposed Project would not result in adverse environmental effects, and provides support for our recommendation that the proposed Project is categorically exempt under CEQA. The Project would be conducted in compliance with applicable federal, State, and local regulations and under contractual provisions prohibiting work in violation of applicable regulations and plans.

Provided below is information regarding the Project purpose and need, Project description, and related environmental information.

PROJECT PURPOSE AND NEED

The Moccasin Control and Server Building Project is a time-sensitive project, which is necessary in order for SFPUC's Hetch Hetchy Water and Power (HHWP) to meet the standards and requirements of the North American

Edwin M. Lee
Mayor

Anson Moran
President

Art Torres
Vice President

Ann Moller Caen
Commissioner

Francesca Vietor
Commissioner

Vince Courtney
Commissioner

Ed Harrington
General Manager



Electric Reliability Corporation (NERC). NERC is a non-government organization which has statutory responsibility to regulate bulk power system users, owners, and operators through the adoption and enforcement of standards for fair, ethical and efficient practices. The U.S. Federal Energy Regulatory Commission (FERC) granted NERC the legal authority to enforce reliability standards in the United States, and made compliance with those standards mandatory and enforceable.

Upon joining NERC in 2011, HHWP was provided two years to upgrade the power generation and supporting facilities at Moccasin to meet NERC's facilities requirements. The proposed new control room and data/server facility are needed for compliance with NERC Emergency Operations and Preparedness Standard 008-0 – Plan for Loss of Control Center Functionality and Critical Infrastructure Protection Standard 003 – Cyber Security.

PROJECT DESCRIPTION

The town of Moccasin, Tuolumne County, California, is an SFPUC facility that includes SFPUC's Moccasin Reservoir and powerhouse, administrative and support facilities, and housing for SFPUC personnel. The facility was constructed in the 1920s to support the upcountry operations of the Hetch Hetchy water and power system.

The proposed Project would be constructed on an approximately 17,000-sf, L-shaped site at the western corner of the town of Moccasin, on the northwest corner of the intersection of Moccasin Switchback Road and Lakeshore Drive (see Attachment 1, Project Location and Attachment 2, Site Plan and Elevation). The proposed facilities would encompass about 12,500 sf of the site. The Project site is located on a sloping bench at the toe of the terraced hill that forms the northern and western margin of the developed area of Moccasin. The project would include construction of a new building, on the western part of the site, and a new parking lot on the northeastern part of the site. The bench where the proposed building would be located probably was cut into the base of the hill in conjunction with the original development of the Moccasin Store, part of the early development of the Moccasin facility. The abandoned store building is currently being demolished as part of a previously-approved project. This portion of the project site is at the same elevation as Lakeshore Drive.

The Moccasin fire station garage, constructed in 2004, is located north of the server building site, on a terrace cut into the slope about 15 feet higher in elevation than the server building site. The fire station garage is accessed via a paved driveway from further up Moccasin Switchback Road. Beyond the firehouse on the same terrace is the Moccasin Schoolhouse (now in use by HHWP as a training facility), which dates to the original period of construction of the Moccasin facility. The Moccasin Post Office, built in 1979, is adjacent to

the north of the eastern arm of the project site. Moccasin Reservoir is located to the south of the site, on the opposite side of Moccasin Switchback Road. Across the road from the site to the east are the fenced backyards of several SFPUC employee residences, which date to the original construction of the facility. To the west of the project site is a short rise of landscaped hillside with utility features (power poles, pipeline vents, etc.) located below a perimeter security road.

The proposed Project consists of construction of an approximately 4,600-square foot (sf), single-story wood-framed building to house HHWP's Moccasin Powerhouse Control Room, HHWP's computer servers, powerhouse control/monitoring electronic equipment, a facility operations emergency meeting room, a training room, and office space. An approximately 300-sf enclosure for mechanical equipment, including a propane-powered emergency generator would be installed adjacent to the new building. The new facility would accommodate existing and upgraded server equipment. Offices in the new facility would accommodate personnel already employed at Moccasin, with offices in existing trailers. The space to be vacated by employees moving to the server building is presently overcrowded, and would not be "backfilled" with new employees.

The new facility would be a side gable building, about 100-feet long by 45-feet wide and 26-feet tall, with its long side facing Moccasin Reservoir (see Attachment 2). The west end of the building would be set into the hillside. Design includes a roof clad in red barrel "S" tile, divided-style windows with pronounced sills, and grill vents in the gable end walls. Projecting gables would overhang the building's north and south entrances. The north entrance would include side lights. Exterior cladding for the building would be stucco, wood lap siding, or wood shingles. The facility has been designed to be compatible with existing facilities at the site.

The Project also would include construction of an asphaltic-concrete-paved parking lot adjacent to the northeast of the building, and a staircase up the hill to the north. The parking lot would be approximately 60 feet by 104 feet and would be accessed from a driveway at its north end adjacent to the driveway for the Post Office, from the west side of Moccasin Switchback Road. The stairway would provide access between the north side of the proposed building and the southwest corner of the parking lot to the Fire Garage. A fenced, concrete-paved courtyard would be constructed at the eastern end of the building as an outdoor break area for employees. The project would also include a security fence around the new facility. The fence would be 9-feet tall, wrought iron, with an out-pointing curve at the top, and powder-coated in a color that complements the building color scheme.

The new building would be connected with electrical and water utility lines that already serve the site, with trenching for utilities within the site to an approximate depth of 5 feet below ground surface. Power supply at the site would be upgraded as needed to provide adequate service to the building, including cooling for the server and control equipment, with an overhead power line from an existing pole. Backup electrical power would be provided by the propane-powered emergency generator noted above, which would be tested approximately monthly.

The building roof, adjacent courtyard and parking area have been designed to drain to the southeast corner of the site, where runoff would be captured in a catch basin and conveyed to the existing storm drain system. This basin would be fitted with filter fabric and an oil/water separator to protect runoff water quality. The rest of the site drainage will flow as it does now into the street where it is picked up by a new storm drain at the southeast corner of the site, at the northwest corner of the Lakeshore Drive/Moccasin Switchback Road intersection, and drain to the existing storm drain. Stormwater would be directed via the existing underground conveyance system to an outfall at Moccasin Creek, southeast of the project site, and then into Don Pedro Reservoir (an irrigation source not used as a potable water supply).

Site preparation would require removal of about 12 non-native trees in the parking lot portion of the site. Species of the trees to be removed include fruitless mulberry, eastern redbud, Italian cypress, American arborvitae and magnolia. One large fruitless mulberry tree in the parking lot site and six other trees around the parking lot margin would be protected and preserved. Subsequent to construction, the areas around the building and parking lot would be re-landscaped with native shrubs, additional trees and perennial plants adapted to an arid setting. Project construction specifications would include protections for nesting birds, as detailed under Biological Resources, below.

The facility foundation would include a concrete perimeter footing with interior pedestal footings. To accommodate the server building, cuts would be made in the steep slope at northern site of the of the project site. The Project also would entail cutting and grading in the northern and northwestern part of the project site and minor grading and some fill in the some fill to level the northern end of the proposed parking area. Retaining walls would be constructed at the north and west sides of the facility, in the portion of the building against the hillside. It is not anticipated that pile-driving would be required. About 700 cubic yards of surplus rock and soil would be generated. This would be stored for future use, in an existing spoils storage area within the Moccasin Facility, as described below.

Project Duration, Sequencing and Schedule

Project construction would require approximately 7 months. Work is expected to begin in the spring of 2013. Project construction activities would be conducted between 7:00 am and 7:00 p.m. Monday through Friday. Evening and weekend work is not anticipated.

Grading would require approximately five working days; foundation work about 30 days (including 20 days of concrete curing); parking lot paving, one day; and other construction elements up to five months; and landscaping and exterior site finish work, about two weeks. Some heavy construction equipment would be in use a total of about 35 days.

Construction Access, Staging, Equipment and Crew

Construction would require one backhoe, one loader, one small crane, one flatbed truck, one concrete truck, and three pickup trucks, with an estimated peak onsite construction crew size of about 10 persons. It is anticipated that construction crew members would commute to Moccasin from nearby towns.

Sufficient previously graded and graveled or paved land area exists at the site for equipment and vehicle staging and temporary storage of materials. Staging will be onsite, in existing previously-graded areas. In the evening, all equipment would be returned to designated equipment storage locations within Moccasin.

Construction access to the site would be via State Highway 120, then over existing public streets, previously developed land and SFPUC-owned facility property (i.e., through the SFPUC Moccasin compound).

Spoils from excavation at the site would be reused at Moccasin. Spoils are stored in Moccasin at an established stockpile area. This stockpile area has been established outside of drainages and includes measures to prevent offsite discharge of runoff, silt, etc. Should any subsurface materials be encountered that are not suitable for reuse, those materials will be trucked to a permitted facility for disposal or recycling, as appropriate.

SFPUC Standard Construction Measures

The SFPUC requires the Standard Construction Measures issued February 7, 2007 (on file at EP) be implemented as applicable, for all of its projects. These measures would be applied to this Project as well. These include measures to protect storm water quality during construction, and to ensure that any hazardous materials that might be encountered during construction (such as evidence of petroleum contamination) are addressed consistent with regulatory requirements and with the protection of humans and the environment, and a requirement to stop work in the event of an archaeological discovery, as detailed under "Cultural Resources", below.

ENVIRONMENTAL INFORMATION

Aesthetics

The project site is adjacent to both Lakeshore Drive and Moccasin Switchback Road, both of which serve the SFPUC Moccasin compound almost exclusively. Although there are several SFPUC residences across Moccasin Switchback Road from the site to the east, these houses face away from the site, and backyard fences and trees allow only filtered views of the site from the residence backyards. The site is visible in the view from Highway 49, at a distance of about 700 to 1400 feet north of the highway, from points just east of where Highway 49 diverges from Highway 120 near Moccasin Reservoir. From this viewpoint, the new server building would be set against the base of a hillside amidst other development, and would not be visually intrusive. Highway 120 is a joint route with Highway 49 from the vicinity of China Camp to the vicinity of Moccasin. Caltrans lists Highway 120 as eligible as a scenic highway in this segment. The project site is not visible from Highway 120 in the Moccasin vicinity, as it is screened from the highway by intervening topography.

The proposed Project would somewhat alter the visual character of the project site, as it would entail cutting into a rocky slope and would introduce a new building that is larger than the Moccasin Store building currently being removed from the site. However, the new building would be set farther into the adjacent hillside than the prior building, such that the larger size would not be significantly intrusive on the visual character of the site. While construction of the proposed building and parking lot would entail removal of a number of mature trees, the Project would include replanting of trees and shrubs in and around the parking lot, which would soften the appearance of the site from the south and the east, such that the tree removal would not result in an adverse aesthetic effect. The Tuolumne County General Plan includes policies that encourage the preservation of native trees, heritage trees and, in particular, oak trees more than 6-inches diameter breast height. The project site does not include any such trees. The visual setting of the Moccasin Historic District is discussed under Cultural Resources, below.

Air Quality

The project site is located in the Tuolumne County Air Pollution Control District (TCAPCD). Because of its location, the Project is not subject to the BAAQMD CEQA Air Quality Guidelines related to assessment of local community risk and hazard impacts for both single-source and cumulative effects that are applicable to the San Francisco Bay Area. TCAPCD regulates dust emissions through its review of grading permits issued by agencies within the county, but does not regulate criteria pollutant construction emissions, as from construction equipment and vehicles. The project would include SFPUC's standard

construction measures for control of dust and air pollutants during Project construction. The majority of grading and associated site work requiring heavy equipment and generating dust would be completed within a period of a few weeks with some work intermittent heavy equipment work for a total of about 35 days during the construction period. Although there are residences in the vicinity of the project site, exposure of sensitive receptors to significant pollutant concentrations is not expected, based on the inclusion in the project of standard dust controls, the small size of the area to be graded, the limited number of pieces of construction equipment that would be needed, and the short duration of grading and excavation.

The new server facility would not include any operational sources of air emissions with the exception of an emergency generator, which would be propane powered. This would not run on a regular basis, but would be used as emergency backup power. The generator would be tested for 30 minutes, no more than once each month. Emissions associated with this minimal use would be negligible. Adverse effects to air quality therefore are not anticipated

Biological Resources

The Project was previously graded and developed. At present, the site includes non-native trees within and adjacent to the proposed parking lot area; the site area around the Moccasin Store is partially paved and partially ruderal vegetation. The majority of the open area around the buildings is covered with asphalt and gravel. A search of the California Natural Diversity Database for the USGS Moccasin quadrangle in August 2012 identified one special status plant, the rawhide hill onion (*Allium tuolumnense*). However, inspection of the Project area by a qualified biologist (Horvath 2012) identified annual grasses (*Avena*, *Hordeum*) and several species usually associated with ruderal, disturbed areas; hedge mustard (*Sisymbrium officinale*), redstem storksbill (*Erodium cicutarium*), roundleaf fluellin (*Kickxia spuria*), none of which is native to this locality. Rawhide hill onion was not identified on the project site. The entire area is mowed or weed-whacked regularly to reduce the risk of fire, such that the establishment of native plants is unlikely.

The CNDDDB search also identified five special status bat species on the USGS Moccasin quadrangle; Yuma myotis (*Myotis yumanensis*), pallid bat (*Antrozous pallidus*), western mastiff bat (*Eumops perotis californicus*), western red bat (*Lasiurus blossevillei*), and hoary bat (*Lasiurus cinereus*). Pallid bat, western mastiff and western red bats are California Department of Fish and Game (CDFG) species of special concern, while the other species are designated as "sensitive" by the federal Bureau of Land Management (but are not formally designated by U.S. Fish and Wildlife Service [USFWS]). The open water of Moccasin Reservoir, adjacent to the project site, provides suitable foraging habitat for bats that may be present in the area, and rock crevices and

buildings in the Moccasin compound could provide suitable maternity roosts and individual day roosting habitat for some species. Tree foliage on the project site potentially could provide day roosting habitat for individuals or small groups of western red bats.

The Project site does not include suitable habitat, such as rock crevices or vacant buildings, that might provide maternity roosts or suitable habitat for roosting of bat colonies. The project would remove about 12 trees from the site. None of these is of species that includes hollows or bark crevices that might provide roosts for bay colonies, but it is possible that individuals or small groups of western red bats could use the foliage of the larger trees on the site as day roosts. Tree removal could disturb or harm individual bats that could be roosting in the foliage. However, since tree removal would occur during spring weather, any bats that might be disturbed would not be in a torpid state, and would be able to relocate to another day roost in a nearby tree or crevice. While it is possible that an individual might be harmed, disturbance or harm of an individual would not represent a substantial adverse effect to the species. Because there are numerous other trees and other suitable roosting areas in the project vicinity, removal of 12 of the trees on the project site would not represent a significant loss of bat habitat.

The proposed Project also includes provisions to ensure that tree removal would not result in impede nesting success for native or migratory birds. If construction is slated to begin between February 1 and October 1, the trees to be removed either would be netted prior to February 1 to ensure that they are not used for nesting, or would be inspected for active nests within two weeks prior to anticipated start of tree removal. If active nests are present in any tree to be removed, the tree would be protected by work exclusion fencing and construction in that area, including species-specific buffer, would be postponed until nestlings have fledged. This practice would be feasible because the trees to be removed are in the proposed parking area, and could remain, if necessary, until the parking lot is constructed at a later time. Since these provisions are included in the Project, there would be no impact to nesting birds.

The site does not include critical habitat for any species, nor are any wetlands or other sensitive natural communities present on the site.

For the reasons discussed above, the Project would not result in any significant impacts to biological resources.

Cultural Resources

An archaeological records search for the entire Moccasin facility, including the project site, was conducted at the Central California Information Center (CCIC) of the California Historical Resources Information System, on January 31, 2012 (File No. 8133/0). This revealed that there were no known resources on the

project site but that one prehistoric isolate artifact, one bedrock milling station, and two historic sites had previously been recorded within one-half mile of the Project site.

Environmental Science Associates, with subconsultant support, conducted an archaeological survey of the Project site on February 13 and 14, 2012 in conjunction with the historical architectural assessment of the Town of Moccasin (cf. VerPlank Historic Preservation Consulting 2012). No archaeological resources were identified within the Project site (ESA 2012). In addition, because the Project site is cut into the toe a relatively steep rocky slope, little native soil remains on the site; thus the potential for prehistoric archaeological resources to be present is low.

There is a slight potential that undiscovered buried historic period refuse or deposits, such as might have been associated with the store that was located on the site or other 19th century activities on the Moccasin compound could be present. Should historic archaeological deposits or features be encountered during grading or excavation, consistent with SFPUC's standard construction provisions, work would stop and the find would be protected until it could be assessed and, if the find were significant, appropriate data recovery carried out. With the inclusion of these standard construction measures in the project, the potential for significant archaeological impacts is less than significant. Because native soil on the site is thin, there is little or no potential for human remains to be present.

A historic resources inventory of Moccasin was prepared for an anticipated separate future project, the SFPUC Moccasin Facilities Upgrade Project. The Historic Resources Evaluation Report (HRER) (ESA 2012) concluded that the Moccasin Historic District is eligible for listing in the National Register of Historic Places and California Register of Historical Resources. The Moccasin Historic District is thus considered a historical resource for the purposes of CEQA compliance. The project site for the proposed Control and Server Building is located within the Moccasin Historic District, near its northern boundary.

Subsequently, a separate HRER was prepared for the proposed Moccasin Control and Server Building Project to determine whether the introduction of a new facility on the Project site would result in an adverse effect to the Moccasin Historic District (JRP 2012). The HRER concluded that addition of the Control and Server Building Project within the boundaries of the historic district would not cause a direct or indirect substantial adverse change to the Moccasin Historic District because it would not materially impair the Moccasin Historic District such that it would alter in an adverse manner the district's physical characteristics that convey its historical significance. The proposed Project would not demolish any of the contributing buildings or other features of the

historic district or significantly alter any portion of the town's City Beautiful-inspired plan. Construction of the new Control and Server Building would not diminish the District's historic integrity. Further, the proposed new building would be architecturally compatible with the historic district, and would not change the design and architectural qualities of the portion of the district around the project site, nor disrupt the setting of adjacent contributors or reduce the district's feeling that provide it with a sense of time related to Moccasin's period of significance.

Therefore the proposed Project is not expected to adversely affect cultural resources.

Hazards and Hazardous Materials

The project site presently is occupied by the former Moccasin General Store, which is undergoing demolition at this time. Asbestos and lead paint are known to be present in that building. Standard SFPUC Construction Contract Technical Specifications require the construction contractor to comply with applicable local, State and federal regulations related to the characterization, removal, transportation and disposal of any potentially hazardous materials encountered during demolition. Therefore, these materials would be removed from the Project site prior to the beginning of construction of the proposed Control and Server Building Project. The proposed Project is not expected to encounter or disturb contaminated soils or groundwater; however, Standard SFPUC Construction Contract Technical Specifications also would apply to this project and would ensure that if any such materials are encountered they would be appropriately addressed to ensure that humans and the environment are not exposed to hazardous materials. Construction crews also would be required to maintain a spill kit on site in the event fuels (gasoline or diesel) or lubricants are spilled during Project activity.

Hydrology and Water Quality

The project site is located within about 50 feet of the upper margin of Moccasin Reservoir, and is elevated above the reservoir by only a few feet. Review of FEMA flood insurance mapping for the project site indicates that the site is not mapped as Special Flood Hazard Area (SFHA) Zone A (a 1 percent annual chance flood). The proposed project site is not subject to flood hazard from the reservoir because it is protected by the reservoir spillway which is designed to pass all storm flows. The Project would not impede or redirect flood flows, nor would it expose people or structures to a significant risk of loss, injury or death involving flooding.

The proposed Project includes features to capture stormwater and direct it to appropriate drainage features. Construction would comply with SFPUC Standard Construction measures, which require implementation of best management practices for stormwater control during construction. With the

inclusion of these features, the impact of the project with respect to water quality would be less than significant.

Noise

Grading and other construction elements requiring heavy equipment would generate temporary, intermittent noise during about 35 days, primarily within the first few weeks of construction. The other elements of construction would not be particularly noisy. The noise generated by construction would be comparable to other small construction projects and would comply with the provisions of the San Francisco noise ordinance (Tuolumne County has not adopted a noise ordinance). The allowable noise during daytime work would not exceed the listed 80 dBA when measured at a distance of 100 feet from the equipment between the hours of 7:00 am and 7:00 pm. There are four residences within 150 feet of the closest margin of the project site; the closest is about 100 feet distant. The noisiest part of construction would be the grading on the western part of the project site. Retaining walls would be constructed in this area, but would not require pile driving. This part of the site is about 200 feet from the closest residence. The noisiest construction activities would take place primarily during a period of a few days to about 2 weeks, and would only occur during allowable defined hours for daytime work. The Project would not include any work outside of these hours and the proposed construction would not exceed the allowable limits. Therefore, adverse effects with respect to noise and vibration are not anticipated.

Traffic

The entire Project would occur on SFPUC property. Construction vehicles would be staged and used within the Project site, and their use would not block traffic on either of the adjacent streets. Therefore, the project would not result in any adverse effects to traffic.

CEQA COMPLIANCE/RECOMMENDATION

The SFPUC recommends the proposed Project be classified as categorically exempt under CEQA, Section 15303, Class 3 (Construction of New Small Facilities), Subsection (c) provides for construction within an urbanized area of commercial buildings not exceeding 10,000 sf in floor area, on sites zoned for such use, for projects not involving significant amounts of hazardous substances, where all public services are available, and where the surrounding area is not environmentally sensitive. The proposed Control and Server Building Project meets these criteria.

Mr. Steve Smith, Senior Environmental Planner
Hetch Hetchy Water & Power Enterprise,
Moccasin Control and Server Building Project
Page 12 of 12

If you have any questions regarding the proposed Project, please contact Sally Morgan, Environmental Project Manager, at 415-934-3938.

Sincerely,



Irina P. Torrey, AICP, Manager
Bureau of Environmental Management

Attachments: Attachment 1. Project Location
Attachment 2. Site Plan and Elevation

cc: Janet Ng, SFPUC Project Manager
Peter Dean, Regulatory Specialist, HHWP
Craig Freeman, Environmental Project Manager

References

ESA. 2012. Moccasin Server Building - Archeological Assessment.
Prepared by Heidi Koenig, RPA. August 20.

ESA and VerPlank Historic Preservation Consulting. 2012. Moccasin
Facilities Upgrade Project Historic Resources Evaluation Final Draft.
Prepared for SFPUC. July.

Horvath, Mike. 2012. Biological resources site review, Moccasin Control
and Server Building Site. Submitted by Mike Horvath, Biologist,
Hetch Hetchy Regional Water System, Natural Resources Division
to Craig Freeman, SFPUC Bureau of Environmental Management.
August 23.

JRP Historical Consulting. 2012. Historic Resources Evaluation Report
for Moccasin Control and Server Building Project. Prepared for
SFPUC and SF Planning Department. August.

Attachment 1. Project Location
Moccasin Control and Server Building



North





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

33 Perine Pl. / 2526 California St. 0634/006

CASE NO.

PERMIT NO.

PLANS DATED

2012.0759 E

2012.0611.2333 + 2329 5/29/12

☐ Addition/ Alteration (detailed below)

☒ Demolition (requires HRER if over 50 years old)

☒ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

NOV 20 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

JP

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 3**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not** listed:

GO TO STEP 5

☐ Project **does not** conform to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated: Pir from 11/9/12

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 5

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 5

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

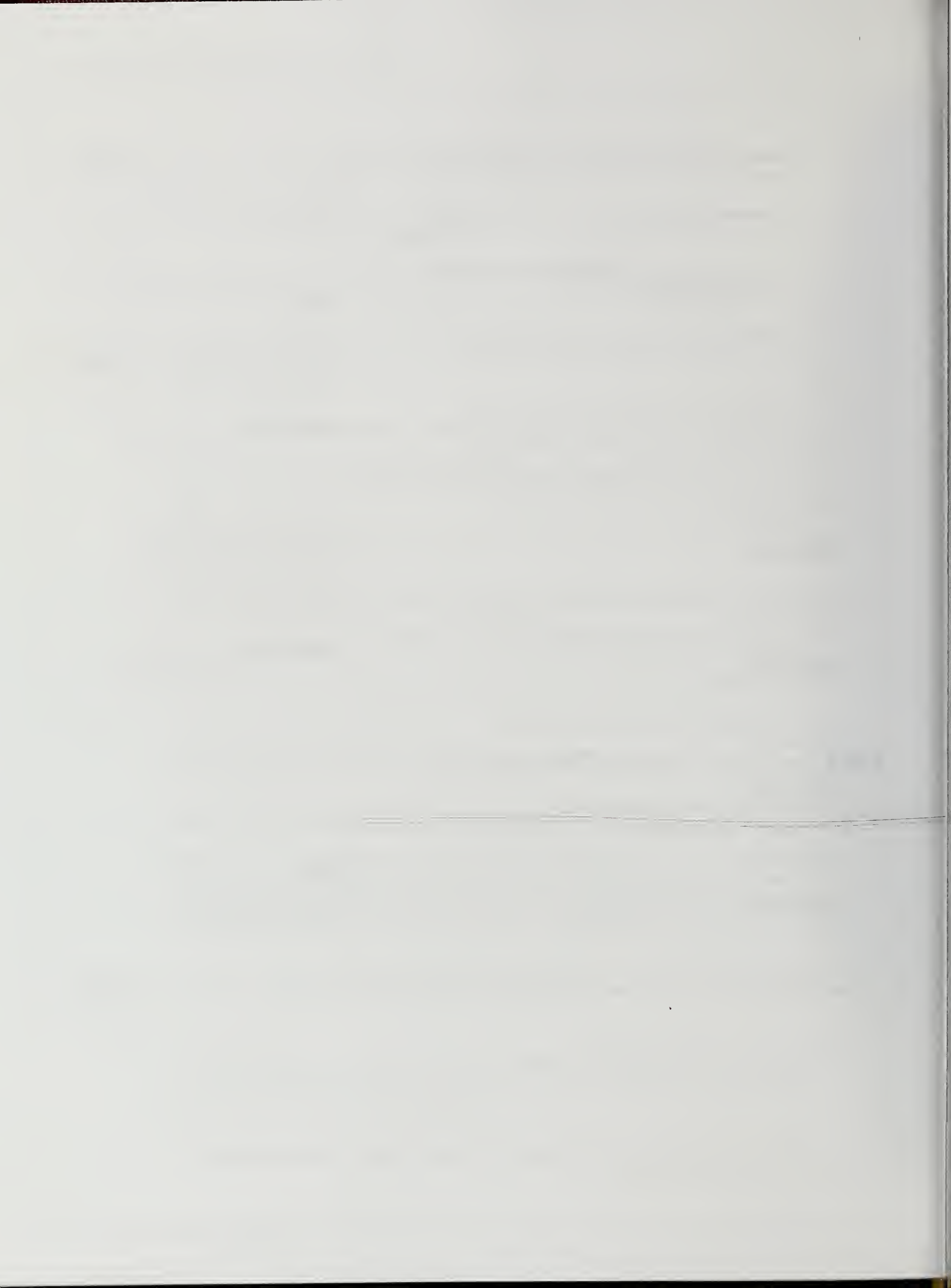
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	10/30/2012	Date of Form Completion	11/9/2012
--	------------	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	2526 California Street/33 Perine Place	
Block/Lot:	Cross Streets:	
0634/006	Steiner and Pierce Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2012.0759E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	05/29/2012
------------------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form, 2526 California Street/33 Perine Place prepared by VerPlanck Historic Preservation Consulting (dated September 12, 2012) Project includes demolition of existing one-story commercial property and the new construction of two, two-unit residences (total of four residences) on subject lot.	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 -Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: 		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 -Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: ☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
- Constructed in 1950 by Contractors Drafting Services (designer) and H. Hansen (Contractor) as a one-story medical-dental building for physician Luins H. Williams (owned until 1973). - Located in Fillmore District of the Pacific Heights neighborhood. - No adjacent or nearby historic districts - The subject property is a one-story tall, wood-frame, commercial property designed in a utilitarian architectural style. It does not appear to relate to the surrounding two- to three-story residential context. - Does not appear to be a historic resource based upon the submitted Supplemental Information Form (prepared by qualified historic resource consultant) and available information. Does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. Does not appear to be notable for its architecture or design, as it represents a small, modern-era commercial property. Lacks any distinguishing architectural detail.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>gma</i>	11-9-2012

IMAGES



33 Perine Place/2526 California Street
(Source: Google Maps, April 2011; Accessed November 9, 2012)



33 Perine Place/2526 California Street
(Source: Google Maps, April 2011; Accessed November 9, 2012)



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

851 Corbett Ave

BLOCK/LOT(S)

2778/93

CASE NO.

2012.1131 E

PERMIT NO.

PLANS DATED

9-21-12

☐ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

NOV 20 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MF 03/30/12
per gis screening
no other CEQA
issues

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 4**
- ☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 4**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 3
- ☐ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: PER PRESERVATION TEAM

REVIEW FORM - NOT ELIGIBLE FOR LISTING

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOT SIGNIFICANT PER INFO/DATA IN EE FILE.

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

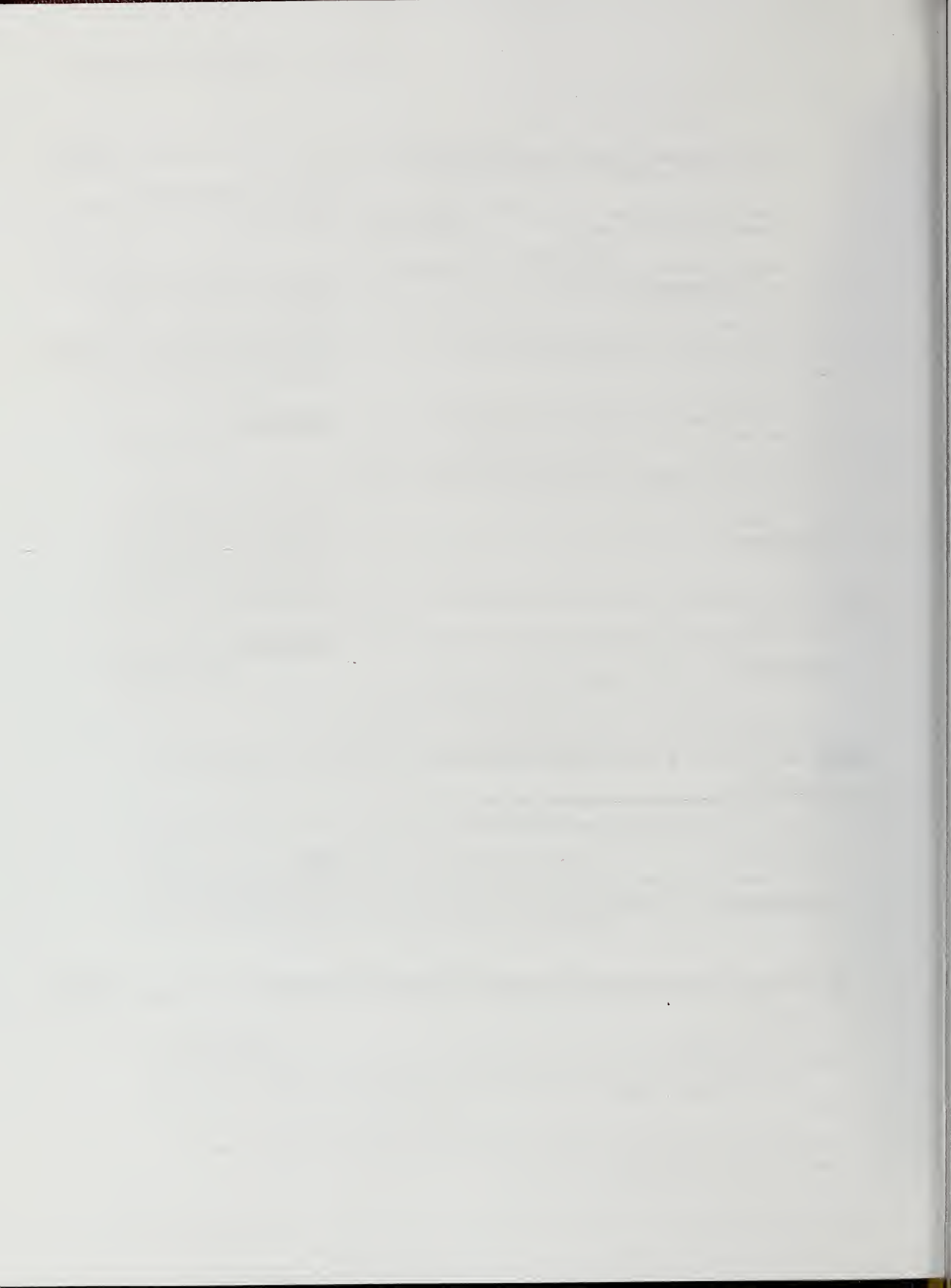
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	11/5/2012	Date of Form Completion	11/5/2012
---------------------------------	-----------	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	851 Corbett Avenue	
Block/Lot:	Cross Streets:	
2778/013	Clayton & Market Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2012.0926.0662 / 2012.1131E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/21/2012
------------------------------------	-----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
- Proposal for vertical and rear horizontal addition that would replace entire primary facade	
+	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	N/A	Period of Significance:	N/A	
		☐ Contributor ☐ Non-Contributor		

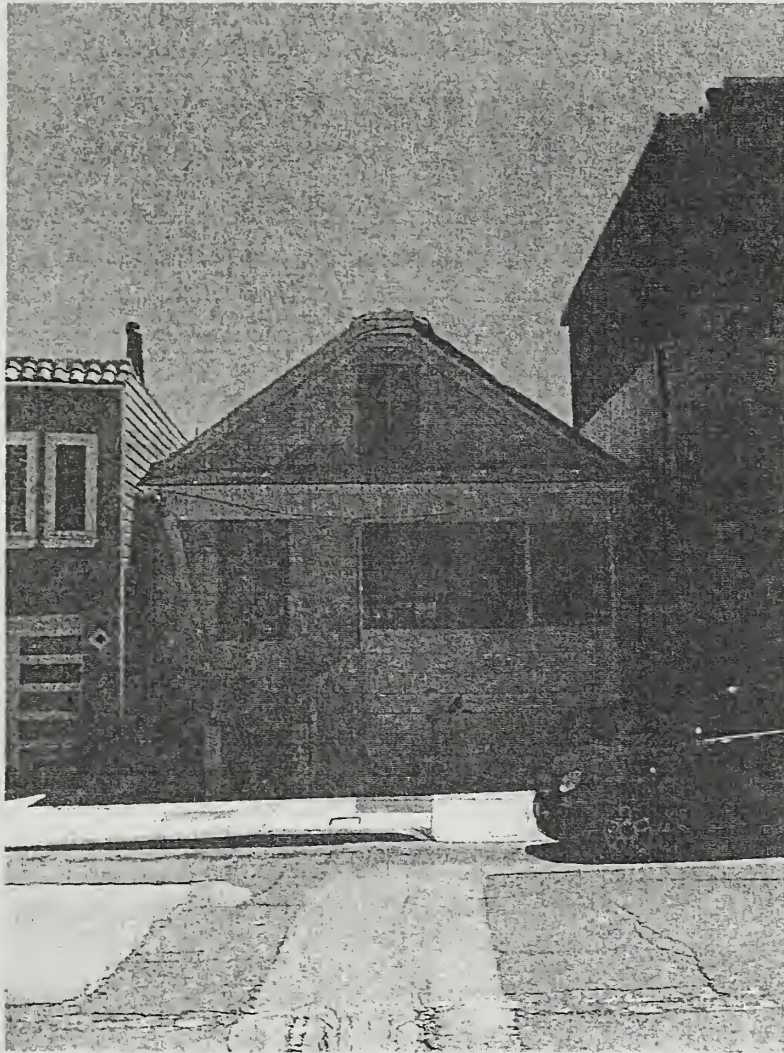
Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Subject property is not associated with significant persons or events, does not represent the work of a master, and does not possess high artistic values. Therefore, is not individually eligible. The property is also not located within a designated or potential historic district; and therefore it is not eligible as a contributor. Furthermore, the property lacks integrity due to the extent of alterations completed in 1948 and 1975. Subject property is not a historical resource and should be re-classified to C status.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-6-2012

851 Corbett Ave. -
street facade





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 65 Newburg ST	BLOCK/LOT(S) 6589/001A
----------------------------------	---------------------------

CASE NO. 2012.1336E	PERMIT NO.	PLANS DATED 10/3/12
------------------------	------------	------------------------

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner).

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

NOV 20 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

CEQA STEP 2

10/22/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:
GO TO STEP 6

☐ Project does not conform to the scopes of work:
GO TO STEP 5

☐ Project involves 4 or more work descriptions:
GO TO STEP 5

☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

Preservation Planner Initials

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

Preservation Planner Initials

Preservation Planner Initials



CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)



Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

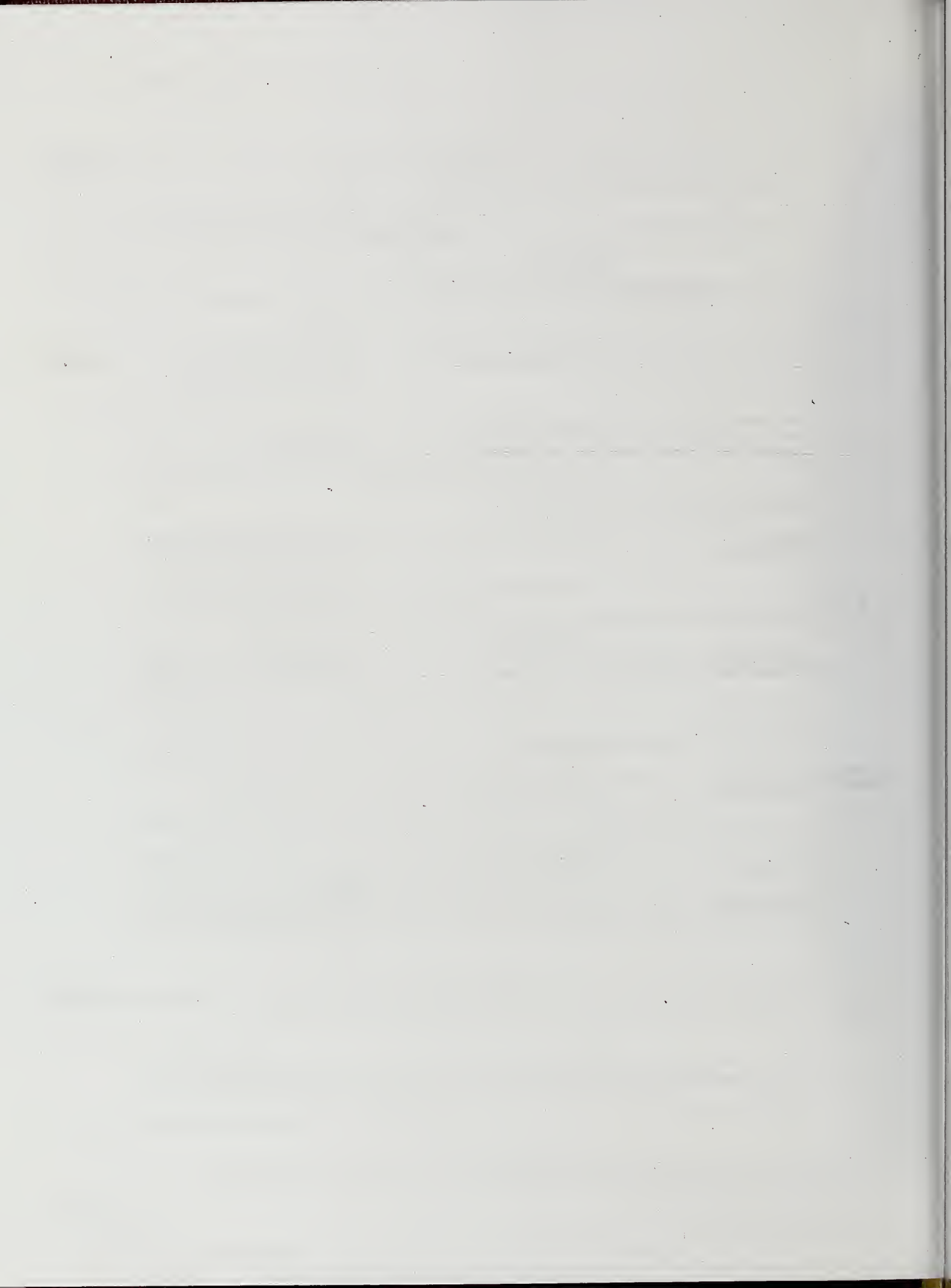
Rich Score

Print Name

Date

11/9/12

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	10/30/2012	Date of Form Completion	11/9/2012
--	------------	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	65 Newburg Street	
Block/Lot:	Cross Streets:	
6589/001A	Located at NE Corner of Newburg Street & Duncan Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2012.1336E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/03/2012
------------------------------------	------------

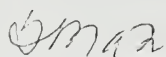
PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form, 65 Newburg Street prepared by Tim Kelley Consulting (dated October 2012)	
Project includes a one-story vertical addition to an existing one-story-over-basement, wood-frame, single-family residence.	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

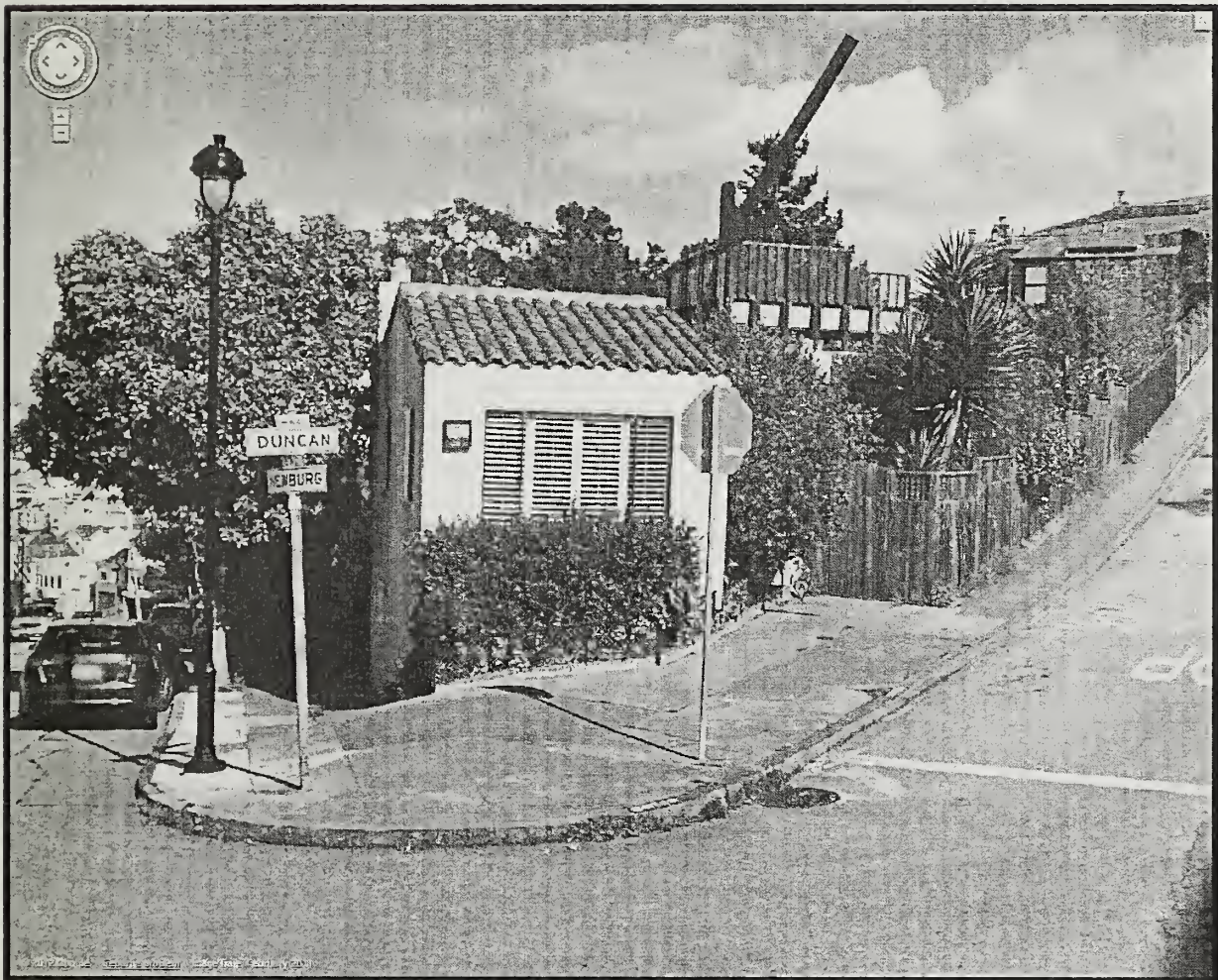
Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
- Constructed in 1942 by architect/developer Alfred J. Kronquist for original owners, Patrick J. and Jeanette Kelly, as a two-story, wood-frame single-family residence. - Located in Noe Valley neighborhood. - No adjacent or nearby historic districts - The subject property is a one-story-over-basement, wood-frame, single-family residence designed in a Spanish Colonial Revival architectural style. The surrounding residential context is similar in size and scale and is predominantly characterized by Spanish Colonial Revival or Contractor Modern single-family residences. Together, these residences would not qualify as a historic district. No historical significance associated with subject property or surrounding area. - Does not appear to be a historic resource based upon the submitted consultant report (prepared by a qualified historic resource consultant) and available information. Does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. Does not appear to be notable for its architecture or design, as it represents a two-story, single-family residence, which is common within this neighborhood. Lacks any distinguishing architectural detail.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-9-2012

IMAGES



65 Newburg Street
(Source: Google Maps, April 2011; Accessed November 9, 2012)



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 709 27th ST	BLOCK/LOT(S) 6588/001B
--------------------------------	---------------------------

CASE NO. 2012.1335E	PERMIT NO.	PLANS DATED 10/10/12
------------------------	------------	-------------------------

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

NOV 20 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

NP
10/22/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must
check box below
before proceeding.

☒ Project is not
listed:

GO TO STEP 5

☐ Project does not
conform to the
scopes of work:

GO TO STEP 5

☐ Project involves
4 or more work
descriptions:

GO TO STEP 5

☐ Project involves
less than 4 work
descriptions:

GO TO STEP 5

STEP 6 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STOP

Preservation Planner Initials

STEP 6

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

- ☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP

Must file *Environmental Evaluation Application*.

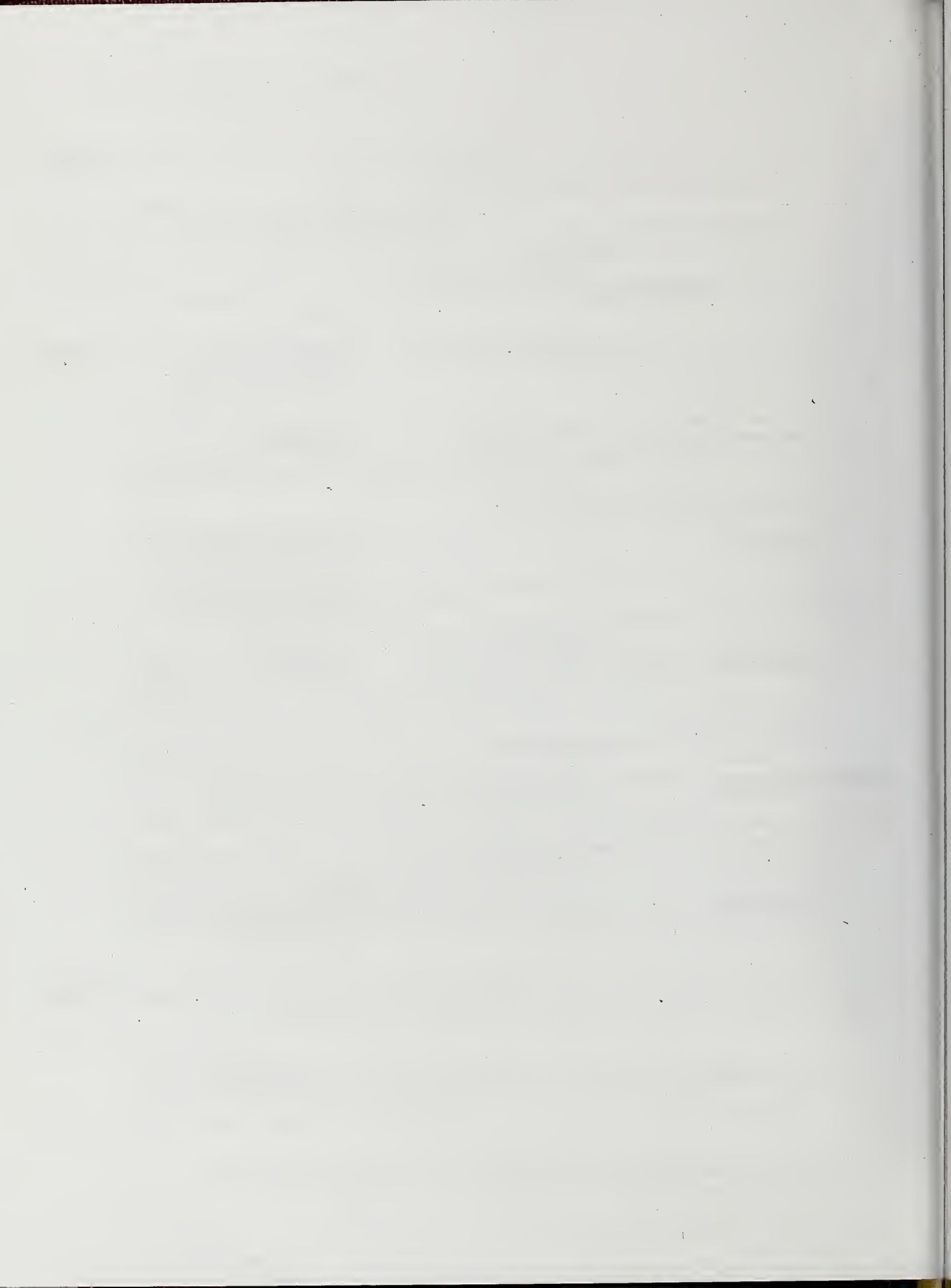
- ☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Date

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	10/30/2012	Date of Form Completion	11/9/2012
--	------------	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	709 27th Street	
Block/Lot:	Cross Streets:	
6588/001B	Diamond and Douglass Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2012.1335E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/10/2012
------------------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation, 709 27th Street prepared by Andy Rodgers, Andy Rodgers Architecture (received October 11, 2012) Project includes horizontal and vertical addition to an existing two-story, wood-frame, single-family residence	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☐ Yes	☒ No *	☐ N/A
Individual Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: n/a		Historic District/Context Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: n/a ☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- Constructed in 1923 by original owner/builder Clyde E. Lieb as a two-story, wood-frame single-family residence.
- Located in Noe Valley neighborhood.
- No adjacent or nearby historic districts
- The subject property is a two-story tall, wood-frame, single-family residence designed in a vernacular Mediterranean Revival architectural style. The surrounding residential context is similar in size and scale with no predominant architectural style or consistency.
- Does not appear to be a historic resource based upon the submitted report and available information. Does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. Does not appear to be notable for its architecture or design, as it represents a two-story, single-family residence, which is common within this neighborhood. Lacks any distinguishing architectural detail.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Ma 2</i>	11-9-2012

IMAGES



709 27th Street

(Source: Google Maps, April 2011; Accessed November 9, 2012)





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2465 Pacific Ave	BLOCK/LOT(S) 0587/020
-------------------------------------	--------------------------

CASE NO. 2012.1005E	PERMIT NO.	PLANS DATED
------------------------	------------	-------------

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC - 4 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

YH X

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 2**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 5
- ☐ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: See PTR Form -

no eligible for listing on CR

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6: CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Jma2

Planner's Signature

Tina Tam

Print Name

11-9-2012

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	10/15/2012	Date of Form Completion	10/17/2012
---------------------------------	------------	-------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	2465 Pacific Ave	
Block/Lot:	Cross Streets:	
0587/020	Fillmore/Steiner	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	No	2012.1005E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/05/2012
------------------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Reviewed by team to determine if the property is eligible as a historic resource.	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☐ No	
Needs More Information:	☐ Yes	☐ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
The building does not appear to be eligible for listing on the California Register either as an individual resource or as a contributing resource to a district. The building was constructed in 1960 and was designed by Walker and Moody Architects. The building was then substantially altered in 1963 when the architects were hired by the new owners to re-design their original work. At this time the front balconies were converted to a window bay, the gabled roof was converted to a flat roof at the front (north) portion of the building, and a second floor was added at the rear (south) portion of the building. While well-known and widely-respected, the Walker and Moody architecture firm is not yet considered to be a master firm. The firm is still active today and their main body of work has not reached an age yet at which it can be accurately evaluated for historical significance. Moreover, the subject building is an early example of the firm's work and does not appear to represent any particular innovation or hallmark in their development. The style of the building could be described as Third Bay Tradition; however, it is a relatively recent work that's architectural significance is difficult to assess without the sufficient passage of time between the development of the style and today. For these reasons, the building does not appear to be eligible under Criterion 3. Furthermore, research did not reveal any associations with events or persons related to the history of San Francisco or the nation. Therefore, the building does not appear to be eligible under Criteria 1 or 2 either.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Jma2</i>	11-9-2012

Photos:

The following photos are recent pictures of the building and vicinity.



2465 Pacific Avenue

Photos:

The following photos are recent pictures of the building and vicinity.



2465 Pacific Avenue



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

70 - 74 Brit Halls
Ten

BLOCK/LOT(S)

0044/012

CASE NO.

2012.1155E

PERMIT NO.

PLANS DATED

5/23/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC - 4 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

09/07/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 5**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_____ 1. Change of Use and New Construction (tenant improvements not included).

_____ 2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_____ 3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

_____ 4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

_____ 5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_____ 6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

_____ 7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

_____ 8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_____ 9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 3

☐ Project does not conform to the scopes of work:

GO TO STEP 3

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_____ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: SEE PTR FORM

* Attach Historic Resource Evaluation Report

dated 11/3/12

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STOP

Preservation Planner Initials

STEP 5

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Date

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date: 10/9/2012	Date of Form Completion 11/13/2012
--	---

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	70-74 Bret Harte Terrace	
Block/Lot:	Cross Streets:	
0044/012	Leavenworth and Jones Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2012.1155E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	08/28/2012
------------------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form, 70-74 Bret Harte Terrace prepared by Paul Martinez, PFM Architecture (dated August 6, 2012)	
Project includes facade alterations, including removal of wood siding and installation of stucco and clay tile pent roofs.	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
- Constructed in 1939 by carpenter/contractor Thomas R. Sharman as a two-and-one-half-story-over-basement, two-unit residence for original owner, Henry O. and Addie Stoddard. - Located in the Russian Hill neighborhood. - No adjacent or nearby historic districts - The subject property is a three-story tall, wood-frame, three-unit residence designed in a heavily modified Contractor Modern architectural style. The subject property is consistent with the surrounding three-story residential context. - Alterations include: construction of a one-story vertical addition, enclosure of the front porch, and a horizontal rear addition. - Does not appear to be a historic resource based upon the submitted Supplemental Information Form and available information. Does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. Does not appear to be notable for its architecture or design, as it represents a modified modern-era property. Lacks any distinguishing architectural detail.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Jma</i>	11-13-2012

IMAGES



70-74 Bret Harte Terrace
(Source: Google Maps, April 2011; Accessed November 13, 2012)



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

2440 Vallejo St

BLOCK/LOT(S)

0559/039

CASE NO.

2012.1283E

PERMIT NO.

PLANS DATED

☐ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☐ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

4/12 ☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC - 4 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

10/07/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 5**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:
GO TO STEP 5

☐ Project does not conform to the scopes of work:
GO TO STEP 5

☐ Project involves 4 or more work descriptions:
GO TO STEP 5

☐ Project involves less than 4 work descriptions:
GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STOP

Preservation Planner Initials

STEP 6

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Date

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date: 10/9/2012	Date of Form Completion 11/14/2012
--	---

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	2440 Vallejo Street	
Block/Lot:	Cross Streets:	
0559/039	Steiner and Pierce Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2012.1283E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 06/21/2012

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form, 2440 Vallejo Street prepared by Robin Potampa-Ziv, Ziv Davis LLC (dated September 27, 2012)	
Project includes facade alterations and ground floor addition.	

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- Constructed in 1921 as the garage for the adjacent residence at 2430 Vallejo Street. No architect or builder is known.
- Located in the Pacific Heights neighborhood.
- No adjacent or nearby historic districts.
- Currently, the subject property is a three-story tall, wood-frame, single-family residence that appears to have been substantially altered from its original configuration and design. The subject property is consistent with the surrounding three-story residential context.
- In 1966, the subject property was converted from a garage into a single-family residence, and a one-story vertical addition was added. In addition, the entire front facade was remodeled to its current configuration. Photographic evidence supports building permit history.
- Does not appear to be a historic resource based upon the submitted Supplemental Information Form and available information. Does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. Does not appear to be notable for its architecture or design, as it has been substantially altered from its original design. Lacks any distinguishing architectural detail.

Signature of a Senior Preservation Planner / Preservation Coordinator:

Date:

JML

11-15-2012

IMAGES



2440 Vallejo Street

(Source: Google Maps, April 2011; Accessed November 14, 2012)



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 112 - 112A 12th Ave	BLOCK/LOT(S) 1371/039
--	--------------------------

CASE NO. 2012.1210E	PERMIT NO.	PLANS DATED
------------------------	------------	-------------

- ☐ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☐ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC -6 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

MP
09/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 4**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must
check box below
before proceeding.

- ☐ Project is not listed:
GO TO STEP 4
- ☐ Project does not conform to the scopes of work:
GO TO STEP 4
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply).

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: SEP PIR Form

* Attach Historic Resource Evaluation Report dated 11/14/12

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STOP

Preservation Planner Initials

STEP 5 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

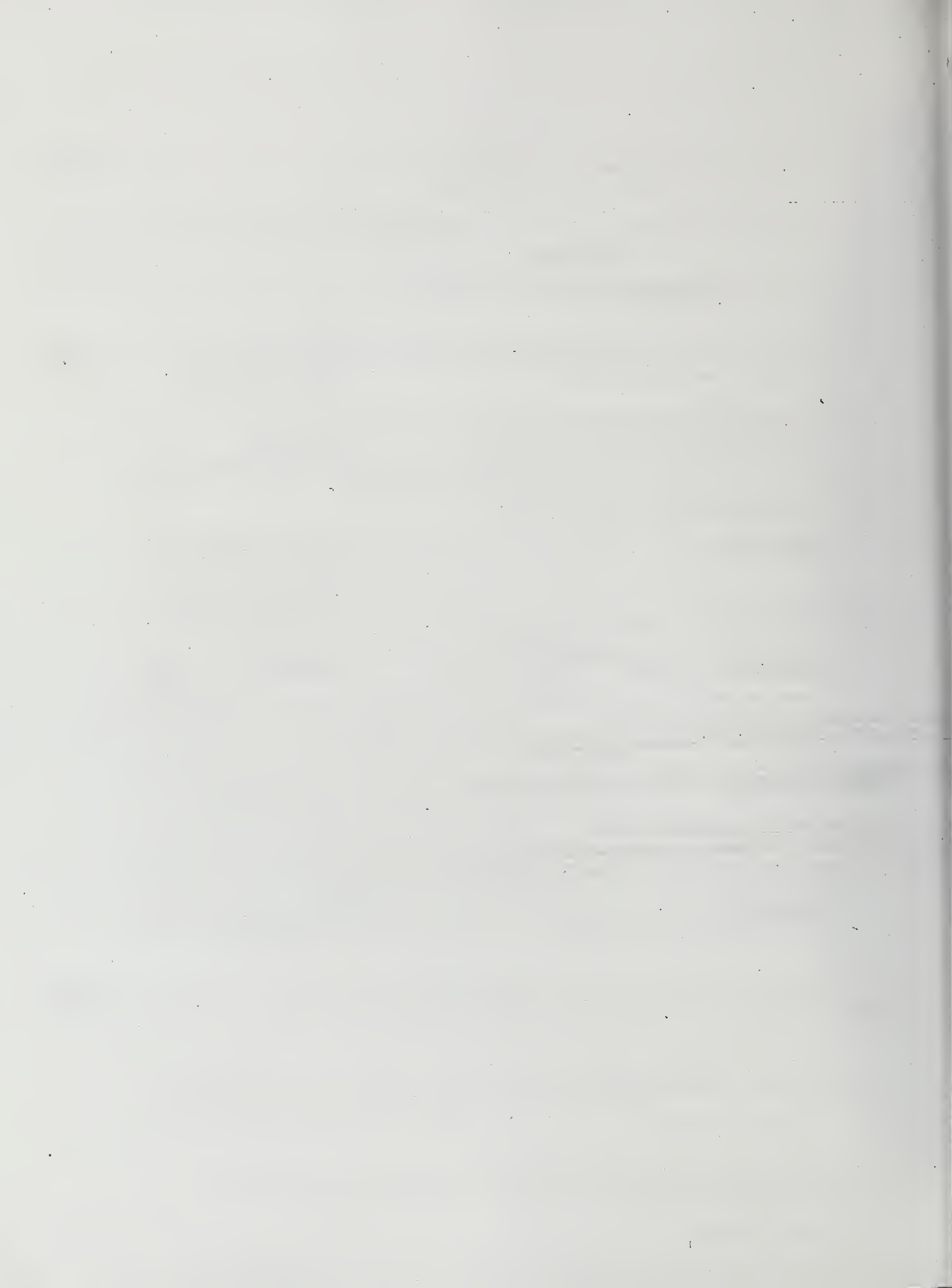
Rich Swann

Print Name

Date

11/14/12

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date: 10/9/2012	Date of Form Completion 11/14/2012
--	---

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	112 12th Avenue	
Block/Lot:	Cross Streets:	
1371/039	California and Lake Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2012.1210E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	August 2012
------------------------------------	-------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form, 112 12th Avenue prepared by Carey & Company (dated January 24, 2005)	
Project includes facade alterations.	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
- Constructed circa 1897 (based upon water tap records) as a single-family residence. No architect or builder is known, nor is the original owner known. - Located in the Inner Richmond neighborhood. - No adjacent or nearby historic districts. - Located within the boundaries of the Inner Richmond Historic Resource Survey; however, the subject property did not receive a survey rating and is identified as "Not Rated". - Currently, the subject property is a two-story tall, wood-frame, single-family residence designed in a vernacular, Victorian-era architectural style. The subject property is consistent with the surrounding two- to-three-story residential context. - Does not appear to be a historic resource based upon the submitted Supplemental Information Form (prepared by a qualified historic resource consultant) and available information. Does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. Does not appear to be notable for its architecture or design as it is a fairly common building type. Lacks any distinguishing architectural detail.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-15-2012

IMAGES



112 12th Avenue

(Source: Google Maps, April 2011; Accessed November 14, 2012)



CEQA Categorical Exemption Determination

SAN FRANCISCO
PLANNING
DEPARTMENT

Property Information/Project Description

PROJECT ADDRESS: 2774 San Bruno Ave BLOCK/LOT(S): 6048/010

CASE NO.

PERMIT NO.

PLANS DATED

2012 1130 E

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC - 6 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

MP
08/30/12
www.sfgov.org
no other CEQA

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 5**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

* YH 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: See PRE Form dated 11/14/12

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP STEP 5

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STOP STEP 5

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Rich Sore

Print Name

Date

11/14/12

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	10/9/2012	Date of Form Completion	11/14/2012
--	-----------	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	2774 San Bruno Avenue	
Block/Lot:	Cross Streets:	
6048/010	Wayland and Bacon Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2012.1130E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	August 2012
------------------------------------	-------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form, 2774 San Bruno Avenue prepared by Tim Kelley Consulting (dated July 2012)	
Project includes facade alterations as well as front and rear horizontal additions.	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
- Constructed between 1906 & 1908 (Based upon City Directory Occupancy) as a single-family residence for original owners John L. & Isabelle Quinn. No architect or builder is known. - Located in the Excelsior neighborhood. - No adjacent or nearby historic districts. - Currently, the subject property is a raised two-story wood-frame, single-family residence designed in a vernacular architectural style. The subject property is located within a mixed-use context with a tall one-story garage to the south and a large-scale apartment building to the north. - Appears altered from its original design by the addition of a garage at the front and re-cladding with asbestoes shingles. - Does not appear to be a historic resource based upon the submitted Supplemental Information Form (prepared by a qualified historic resource consultant) and available information. Does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. Does not appear to be notable for its architecture or design as it appears altered and does not possess any distinguished architectural details.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>5m12</i>	<i>11-15-2012</i>

IMAGES



2774 San Bruno Avenue

(Source: Google Maps, April 2011; Accessed November 14, 2012)





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

218 Bocena Street

BLOCK/LOT(S)

5668
~~5668~~ / 004 & 005

CASE NO.

2011.0317E

PERMIT NO.

PLANS DATED

11/7/12

☐ Addition/ Alteration (detailed below)

☒ Demolition (requires HRER if over 50 years old)

☒ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC - 6 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is **not listed**:

GO TO STEP 5

- ☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

- ☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

- ☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: see HRR Revised (dated 11/16/12);
new garage is compatible w/
historic residence

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

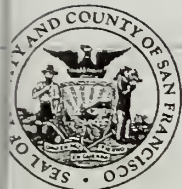
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2011.0317E
Project Address: 218 Bocana Street
Zoning: RH-1 (Residential, House, One-Family) Zoning District
40-X Height and Bulk District
Bernal Heights Special Use District
Block/Lot: 5668/004 & 005
Date of Review: November 16, 2012 (Revised Part II)
Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☒ Demolition ☐ Alteration ☒ New Construction

PER DRAWINGS DATED: November 7, 2012, by: Joy Design & Environment

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing detached, single-story automobile garage; constructed of a new detached, single-story automobile garage at the front of the property; and installation of a pedestrian entrance at the existing site wall. The proposed project does not include any material alteration to the house located at 218 Bocana Street.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

Based on the revisions to the proposed project as outlined in the architectural drawings dated November 7, 2012, the proposed work would comply with the Secretary of the Interior's Standards for Rehabilitation, and would not cause a significant adverse impact to a historic resource.

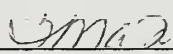
Specifically, the new construction would not adversely impact the historic residence at 218 Bocana Street or any of its character-defining features. The new construction is designed in a manner to be differential to the historic residence, and does not impact any historic materials that contribute to its historic character.

The revised project complies with the suggested recommendations and addresses the earlier comments upon the design of the new garage, including its setback relative to the historic residence, design, material palette, parapet wall, walkway width, and front staircase.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 11-15-2012

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2011\2011.0317

RS: G:\Documents\Environmental\2011.0317E 218 Bocana St\HRER_218 Bocana St_2012-11-16-Part2-Revised.doc

IMAGES



218 Bocana Street

(Source: Google Maps, April 2011; Accessed November 15, 2012)



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: 218 Bocana Street
Block/Lot: 5668/004/005
Case No.: 2011.0317E

Date of Review: August 22, 2011 (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject property located at 218 Bocana Street includes two buildings: a single-family dwelling (house) and a detached automobile garage. Site features of the subject property include front and side yards, brick entry steps, and a brick site wall with metal fencing.

The house located at 218 Bocana Street was built in 1912, according to records of the San Francisco Assessor. The house is a two-and-a-half-story, wood-frame structure with a raised basement and a hipped roof, designed in the Edwardian architectural style with Colonial Revival influences. Architectural features of the house include: two-and-a-half-story massing; rectangular plan; wood cove siding; recessed entry porch with columns, cornice, and decorative glazed wood door at the north side of the primary street-facing elevation; tall, narrow windows with double-hung sash arranged in singles, couplets, and trios at primary and secondary elevations; wood window surrounds with pilasters and sills; decorative window pediment at the first story of the primary elevation; full-length bay window at the south side elevation; hipped roof with overhanging eaves and cornices, which wrap around from the primary elevation to the side elevation; "eyebrow" attic dormer at the primary elevation; and two gable attic dormers at the south side elevation and one gable dormer at the east (rear) elevation, which are recent additions.

The detached automobile garage at 218 Bocana Street, which is associated with the single-family dwelling at 218 Bocana Street, was constructed between approximately 1970 and 1975, according to the Department of Building Inspection's records, and according to an architectural estimate and research of historic Sanborn Fire Insurance Co. maps that was completed by Department staff. (The records of the San Francisco Assessor include a "year built" date of 1930, which appears to reference a smaller garage that no longer exists because it was replaced by, or expanded/alterd to become, the larger existing garage

between approximately 1970 and 1975.) The garage at 218 Bocana Street occupies the west (rear) portion of a lot (5668/005), which is also partially occupied by the single-family dwelling at 218 Bocana Street. Architectural features of the garage include: shed roof; overhanging eave with exposed rafters on the north side; wood cove siding; and a wide automobile entrance with sectional roll-up garage door.

The subject property is located on the west side of Bocana Street, between the cross-streets of Eugenia and Cortland Avenues, in the Bernal Heights neighborhood. It is located within a RH-1 (Residential, House, Single-Family) Zoning District, a 40-X Height and Bulk District, and the Bernal Special Use District. The subject property at 218 Bocana Street consists of two adjacent lots (Assessor Block/Lot 5668/004 and Assessor Block/Lot 5668/005) that are each 25.667 feet wide, 70 feet deep, and 1,794 square feet in area. The house at 218 Bocana Street, which occupies portions of both lots, is located primarily on Assessor Block/Lot 5668/005 and partially on the north (side) portion of Assessor Block/Lot 5668/004. The detached garage at 218 Bocana Street occupies the west (rear) portion of Assessor Block/Lot 5668/004. According to the Planning Department's records, a lot merger to combine the two existing lots into a single lot, which would be 51.334 feet wide and 3,588 square feet in area, was approved in 2011.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property consists primarily of one-story and two-story single-family dwellings that were constructed during various periods that include the late 19th century and the early 20th century. Architectural styles that are present in this area include Italianate, Queen Anne, Edwardian, Period Revivals, and vernacular variations of these and similar styles. Many properties have been altered in substantial ways, including removal/replacement of historic materials and features, and changes to original/historic architectural styles. The area does not exhibit a single predominant architectural character, period of development, or unifying pattern of development. Residential buildings are typically set back a few feet on their lots from the front lot lines and properties contain small front yard areas, with minimal or no side yards.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 218 Bocana Street is not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. Previously, the Department's 1976 Architectural Survey identified several individual properties in the area (not including the subject property) as potential individual architectural resources, all of which are located at least a block away from the subject property, and none of which are located within visual proximity of the subject property. The 1976 Architectural Survey did not include evaluations of potential historic districts.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the single-family dwelling at 218 Bocana Street appears to be eligible for inclusion in the California Register as an individual historic resource (and not as a contributor to any potential historic district), and that the detached automobile garage at 218 Bocana Street does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to any potential historic district.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

- ☐ Supplemental Information Form for Historical Resource Evaluation (not dated), prepared by Daren Joy of Joy Design + Environment.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject property and the project.

Included is an evaluation of the subject property at 218 Bocana Street, which is eligible for the California Register of Historical Resources, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1912 (house)	Period of Significance: none ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 218 Bocana Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject property was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject property is not known to have been influential or representative of any significant patterns of development in the area. The subject property is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject property at 218 Bocana Street is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 218 Bocana Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject property was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject property was owned and occupied by various individuals during its history. None of the historic owners and/or occupants of the subject property are known to have been important individuals in the history of the City, the State, or the nation. Therefore, the subject property at 218 Bocana Street is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 218 Bocana Street appears to be individually eligible for inclusion in the California Register under Criterion 3 (Architecture). The architect (if any) and builder of the house at 218 Bocana Street are unknown. However, visual observation indicates that the house at 218 Bocana Street embodies a type, period, and region, and possesses high artistic values, such that it is an important and representative individual example of architecture from the period. Specifically, the house at 218 Bocana Street is an excellent example of suburban residential architecture that is characteristic of the early 20th century "Edwardian" era in San Francisco. The house at 218 Bocana Street exhibits features, materials, and craftsmanship that exemplify restrained Classicism in residential construction, resulting in a stately structure that is visually pleasing in its form, massing, detailing, and spatial relationships.

The detached garage at 218 Bocana Street does not embody a type, period, region, or method of construction, or represent the work of a master, or possesses high artistic values; the architect (if any) and builder are unknown; high artistic expression is not apparent in the design, and it does not qualify as an important or representative individual example of architecture from the period.

The subject property at 218 Bocana Street is not part of any significant grouping of physical properties that may be considered to be a potential historic district. The subject property does not appear to

contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Therefore, the subject property (house) at 218 Bocana Street is determined to be individually eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 218 Bocana Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The single-family dwelling at 218 Bocana Street retains historic integrity and conveys significance as an example of Edwardian-era residential architecture in San Francisco. Few documented and/or apparent exterior alterations have occurred to the building, with minimal effect. The following alterations were previously approved by the Department of Building Inspection and have been completed:

- Various exterior and interior maintenance activities, including repairs to roofs and siding, debris clearance, and replacement of the fence/retaining wall (1970).
- Replacement of windows (installation of aluminum-clad wood double-hung sash) with no structural changes (2000-2001 and 2011).
- Construction of two rooftop gable dormers at the south side elevation and one rooftop gable dormer at the rear elevation (2011).
- Installation of doors, windows, and balustrade (and removal of one window) at the basement and first floor of the south side elevation (2011).

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property at 218 Bocana Street (house) include:

- Two-and-a-half story massing, rectangular form, and detached structure;
- Wood cove siding;
- Recessed entry porch with columns, cornice and decorative glazed wood door;
- Tall, narrow windows with double-hung sash arranged in singles, couplets, and trios at primary and secondary elevations;
- Wood window surrounds with pilasters and sills;
- Decorative window pediment at the first story of the primary elevation;
- Full-length bay window at the south (side) elevation;
- Hipped roof with overhanging eaves and cornices, which wrap around from the primary elevation to the side elevation;
- Hipped roof with "eyebrow" attic dormer at the primary elevation;
- Front and side yards.

CEQA HISTORIC RESOURCE DETERMINATION

☐ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☒ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 8/22/2011

PART II: PROJECT EVALUATION

PROPOSED PROJECT

☒ Demolition

☐ Alteration

☒ New Construction

PER DRAWINGS DATED: March 29, 2011 (Sheet A0.1, page 1); January 30, 2011 (Sheets A0.1, page 2, and Sheets A2.1, A1.1, and A2.4); and undated/untitled sheets (As-Built Site Plan for Existing Garage Structure, and Plan and Elevation of (E) Garage Structure), by Joy Design + Environment

PROJECT DESCRIPTION

The proposed project at 218 Bocana Street involves: demolition of the existing detached, single-story automobile garage; construction of a new detached, single-story automobile garage at the front of the property; and installation of a pedestrian entrance at the existing site wall. The proposed project does not involve any material alteration to the house located at 218 Bocana Street. The proposed project would reduce total off-street automobile parking area by 90 square feet (from 484 square feet to 394 square feet) while maintaining two existing off-street parking spaces.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☐ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would cause a substantial adverse change in a historic resource and that the significance of a historic building would be impaired. Specifically, the proposed project will impact the architectural integrity of the single-family dwelling at 218 Bocana Street in the following ways: by being inconsistent with the existing historical spatial arrangement of the property; by creating a false sense of historical development; by adding conjectural features and/or architectural elements; and by not differentiating new work from old. The proposed project could result in the subject property becoming ineligible for listing in the California Register.

The Department finds that the project is inconsistent with some aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the existing residential use of the property, including use of the southern portion of the property for habitable structure (existing house), and use of the northern portion of the property for private parking of automobile(s) within a detached accessory structure (garage).

Therefore, the proposed project does comply with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project will remove the existing detached garage (constructed between approximately 1970 and 1975), which is located at the rear of the northern portion of the property and does not materially characterize the property. The proposed project will also remove a section of the existing brick site wall, (constructed in approximately 1970) which does not materially characterize the property, in order to install a new pedestrian gate. The proposed project will construct a new detached garage at the front of the lot, so that the front wall of the new garage is located closer to the street than the front wall of the existing house. This will result in a change to the historic spatial relationship of the property, specifically the relationship of the primary structure (house) to the detached accessory structure (garage). The proposed project will result in an accessory structure that will not appear subordinate to the primary structure, because it will be located in a more prominent location on the property than the primary structure, and because it will obscure existing views of the primary structure.

Therefore, the proposed project does not comply with Rehabilitation Standard 2, due to the change in spatial arrangements that characterize the property.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project will apply to the new garage a cornice with decorative pediment that matches the appearance of the existing (historic) decorative pediment over the windows at the first story of the house's primary façade. This change will result in a new feature that is indistinguishable from an existing historic element, and that creates a false sense of historical development. The change will not be clearly distinguished and differentiated from the existing historic feature.

Therefore, the proposed project does not comply with Rehabilitation Standard 3, due to the impacts of adding a conjectural feature.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project will remove the existing detached garage (constructed between approximately 1970 and 1975), which has not acquired historic significance in its own right. The proposed project will also remove a section of the existing brick site wall (constructed in approximately 1970), which has not acquired historic significance in its own right.

Therefore, the proposed project does comply with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project will remove the existing detached garage (constructed between approximately 1970 and 1975), which does not contain any distinctive materials, features, finishes or construction techniques that characterize the subject property. The proposed project will also remove a section of the existing brick site wall (constructed in approximately 1970), which does not contain any distinctive materials, features, finishes or construction techniques that characterize the subject property, in order to install a new pedestrian gate.

Therefore, the proposed project does comply with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project does not involve repair or replacement of deteriorated or missing historic features.

Therefore, the proposed project does comply with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments that cause damage to historic materials.

Therefore, the proposed project does comply with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include excavation that could affect significant archaeological resources.

Therefore, the proposed project does comply with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project will remove the existing detached garage (constructed between approximately 1970 and 1975), which is located at the rear of the northern portion of the property and does not characterize the property. The proposed project will construct a new detached garage that is compatible with the massing, size, and scale of the primary structure (house). The proposed project will apply to the new garage a cornice with decorative pediment that matches the appearance of the existing (historic) decorative pediment over the windows at the first story of the house's primary façade, which will result in new work that is not differentiated from the old.

Therefore, the proposed project does not comply with Rehabilitation Standard 9, due to lack of differentiation between new work and old.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project will construct a new detached garage that could be removed from the property in the future without materially affecting the essential form and integrity of the single-family dwelling.

Therefore, the proposed project does comply with Rehabilitation Standard 10.

Summary

The proposed project does not comply with the Secretary of the Interior's Standards for Rehabilitation. Specifically, the proposed project does not comply with Rehabilitation Standards #2, #3, and #9, due to

the project's inconsistency with the existing historical spatial arrangement of the property, and the addition of new work that is not distinguished from old work and that may be considered to be conjectural.

As currently proposed, the proposed project at 218 Bocana Street will have a significant adverse impact upon a historic resource, as defined by CEQA. In order to not have a significant adverse impact on the individual building, the proposed project may be revised as follows:

1. Locate the new detached garage at least ten (10) feet behind the front wall of the house, so that the accessory structure (garage) is subordinate to the primary structure (house), and so that the existing historic spatial arrangement of the property is maintained.
2. Do not install a cornice with decorative pediment, or any other similar ornamentation, on the new detached garage, in order to avoid creating a conjectural feature that may create a sense of false historicism. The accessory structure should be simple and subordinate in design to the primary structure.
3. Specify the exterior materials of the new automobile garage. Please note that exterior materials should be compatible with the exterior materials of the existing house. Please consider using flush wood siding as the exterior cladding material for the new garage, and flat wood trim around the garage entrance and/or at the roofline.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 8/22/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1835 - 1839 Grant Ave.	BLOCK/LOT(S) 0062/004
---	--------------------------

CASE NO. 2012.0735E	PERMIT NO. 2012.1029.2969	PLANS DATED N/A
------------------------	------------------------------	--------------------

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC - 6 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

11/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9 **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated: 11/1/2012

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

[Signature]

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

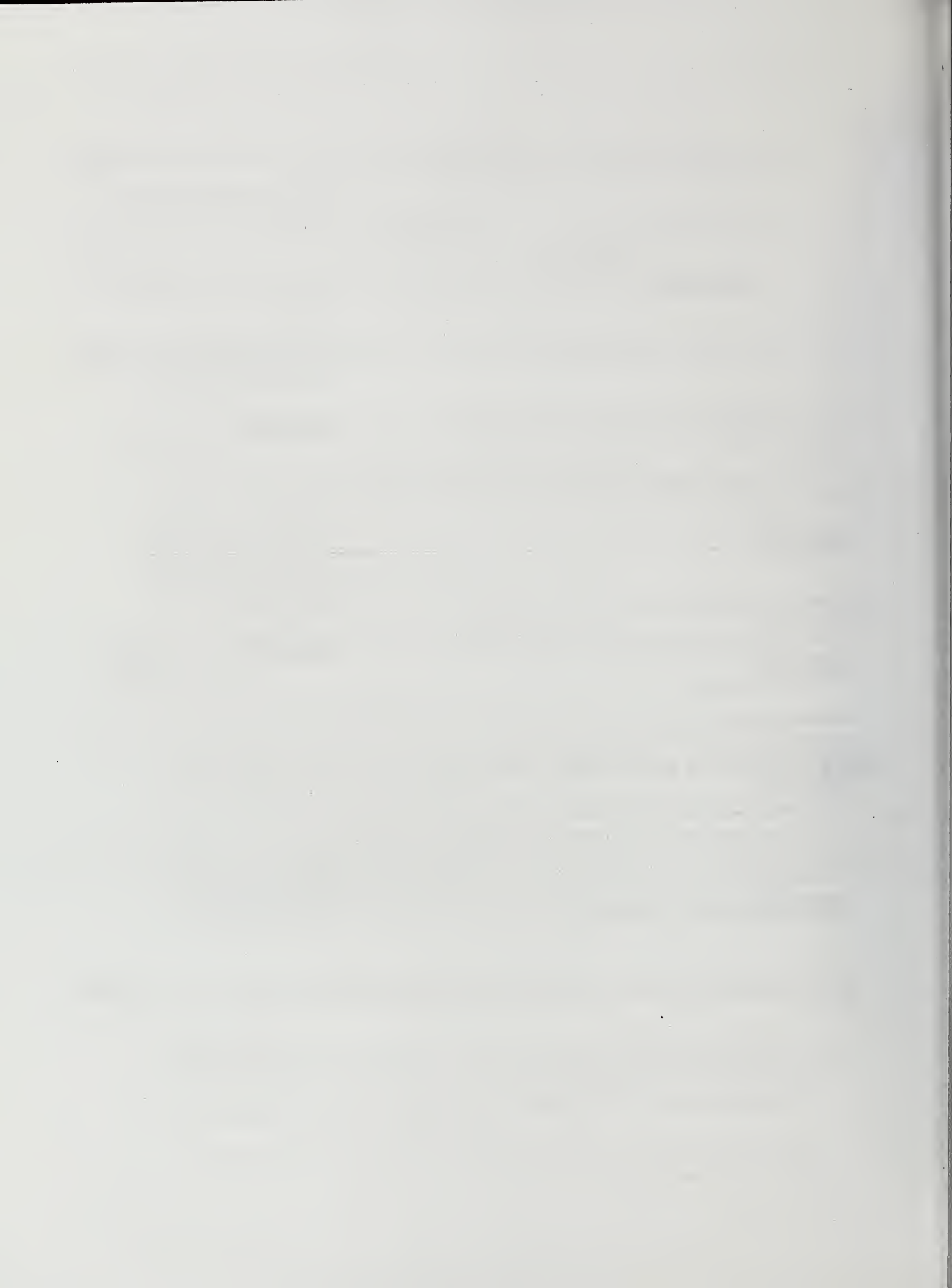
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date November 1, 2012
Case No.: 2012.0735E
Project Address: 1835-1839 Grant Avenue
Zoning: RH-3 (Residential – House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0062/004
Date of Review: November 1, 2012 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

Constructed in 1914, 1835-1839 Grant Avenue is a three-story, multi-family, wood-frame residence located in the North Beach neighborhood of San Francisco. The building is set back from the street and a modern one-story garage is located at the front property line to the east of the subject building. The subject property is located on a rectangular-shaped lot measuring 25 ft. x 137.5 ft. on the west side of Grant Avenue between Chestnut and Lombard Streets. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The building has undergone a few alterations since construction including: replacement of the original wood sash windows with aluminum sash in 1971, repair of the roof and foundation, and construction of a contemporary garage at the front property line at an unknown date.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1914).

Neighborhood Context and Description

The subject property is located in the North Beach neighborhood, which was originally defined by the northeast shoreline of San Francisco, which ended at present day Francisco Street. Today, the boundary of North Beach is generally defined as the area bounded by Columbus Avenue, Broadway Street, Bay Street and Telegraph Hill. The area was sparsely populated until the 1850s-1860s, when the steep hills were graded and the shoreline was in-filled and extended. The shoreline assumed its present form from 1878 to 1893 when sections of the seawall were built across the shallow area of the Bay off of North Beach to create what is now known as the Fisherman's Wharf neighborhood. According to Sheila McElroy, "warehouses, wharves and docks were constructed along the new shoreline to accommodate the growing

shipping industry. The subsequent 'Barbary Coast' businesses developed along the southern half of the neighborhood and gave way to the infamous, if not overly romanticized, history of North Beach."¹

"The devastation of the 1906 earthquake and fire also brought re-birth to North Beach. Historically multi-ethnic, the post-1906 North Beach area attracted a large influx of Italian immigrants that created a distinctive Italian character to the neighborhood. Primarily populated by blue-collar residents and business owners, prominent Italian Americans did arise from the neighborhood including baseball legend Joe DiMaggio and formed San Francisco Mayor and politician Joseph Alioto. It was during the 1950s that many neighborhood cafes and bars became home to the "Beat Generation" including writers and personalities such as Jack Kerouac, Allen Ginsburg, Gregory Corso, Neal Cassady and Lawrence Ferlinghetti. Today, the neighborhood is popular among tourists and residents alike for dining and nightlife along Columbus Street and for destinations such as City Lights Bookstore, which stands as a reminder of the areas beatnik past."²

The subject property is located on a residential block that is defined by single-family and multi-family dwellings that are two- to three-stories in height and rendered in a variety of architectural styles. The construction dates range from 1907 to 1989. Most of the buildings have ground floor garage entrances. In general the buildings retain their overall general form and massing, but have been stripped of their period detailing. They are modest structures with restrained levels of ornamentation and unremarkable detailing.

The project site is located just outside the boundaries of the North Beach Survey area, which identified individually eligible properties and four commercial historic districts (Jackson Square Extension, Upper Grant Avenue, Powell Street Shops and Washington Square historic districts). The survey was conducted in 1981-1982 and adopted by the San Francisco Board of Supervisors in 1999. The historic building stock within the survey area consists primarily of two-, three-, and four-story buildings constructed between 1906 and 1915. Contributors to the historic districts are generally decorated in a vernacular adaptation of the Classical Revival style. Many of the buildings are of mixed use, with retail uses on the ground floor and residential uses on the upper floors. Outside the four identified historic districts is a large residential area characterized by various types of flats and apartments, many remodeled. The whole area is remarkably consistent in scale, use and style. No residential historic districts were identified as part of the survey, and individually significant buildings were identified where appropriate.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

¹ Sheila McElroy, Circa: Historic Property Development, "1835-1839 Grant Avenue HRER" (June 4, 2012), 5.

² Ibid.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Sheila McElroy of Circa: Historic Property Development, and information found in the Planning Department files, Preservation staff finds that the subject building is not eligible for inclusion on the California Register under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1914, the property represents post-1906 earthquake rebuilding within the North Beach neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Research presented in the Supplemental Information Form for Historical Resource Evaluation prepared by Sheila McElroy of Circa: Historic Property Development and information found in Planning Department files does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

The property is located outside the boundaries of the four historic districts identified in North Beach. Therefore, the subject property is not eligible under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records indicate that the original owners of the property were Giuseppe Toma (a janitor and pasta factory worker) and Attilio Boschetti (Toma's father-in-law). Guiseppe Toma and his wife Adelina (Boschetti) Toma, resided at the property from 1914 until 1975. Later owners included Toma's three daughters, Evelyn Figone, Lorraine Savage, and Vivian Nisidio; as well as Joseph Brinzo and Peter Iskandar. Although members of the Toma family owned and occupied the building for almost 100 years, none of the persons associated with the building are important to the local, regional or national past. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

1835-1839 Grant Avenue consists of a three-story, multi-family residence constructed in 1914. The building was constructed as a vernacular interpretation of the Classical Revival architectural style. The building is an example of "Building Type III" identified in the North Beach Survey and is described as a commonly found residential buildings type often seen on alleys and rear portions of lots. This type is characterized by simple ornamentation, lack of bays, and sometimes features shops on the ground floor.³

The building has undergone some changes over time, including the construction of a garage at the front of the property and window replacement. Despite these changes, the building retains the majority of its original features and is a good example of an early 20th century Vernacular/Classical Revival residential property. However, the subject building is not a unique example of this period or style of architecture and was not constructed by a master architect. The building is neither distinctive nor artistic when compared to more fully developed examples of the building type in North Beach.

The property is located outside the boundaries of the four identified historic districts in the area. While there are examples of well-maintained Victorian era buildings in North Beach, the subject block is characterized by a wide range 20th century buildings, many of which have been stripped of their period detailing. The subject block as a whole lacks cohesion and no historic district appears to be present.

Therefore, the subject property is not eligible under Criterion 3 individually or as a contributor to a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks

³ Anne Bloomfield, principal researcher, with Randolph Delehanty and Nancy L. Olmsted, "North Beach, San Francisco: An Architectural, Historical and Cultural Survey," San Francisco North Beach Historical Project (1982), 15.

Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Materials: ☐ Retains ☐ Lacks

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

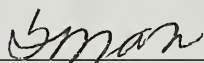
The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
☐ Individually-eligible Resource
☐ Contributor to an eligible Historic District
☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 11-16-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\1835-1839 Grant Ave\1835-1839 Grant Ave HRER_Part I.doc

IMAGES



1835-1839 Grant Avenue looking west. Image courtesy of project sponsor.



1835-1839 Grant Avenue looking west with contemporary garage in foreground.
Image courtesy of project sponsor.





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

571 21st Avenue

BLOCK/LOT(S)

1564/013

CASE NO.

2012.0482E

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC - 6 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MP
11/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

_____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

_____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _____

SMR 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: 11/7/2012

* Attach Historic Resource Evaluation Report

b. Other, please specify: _____

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initiated in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials gah

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date November 7, 2012
Case No.: 2012.0482E
Project Address: 571 21st Avenue
Zoning: RH-2 (Residential-House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1564/013
Date of Review: November 7, 2012 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

571 21st Avenue is located on a rectangular-shaped lot on the west side of 21st Avenue between Balboa and Anza Streets in the Outer Richmond neighborhood of San Francisco. The subject property measures 25 feet in width and 120 feet in length and is located within the RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The property is improved with a single-family dwelling at the rear of the lot (571 21st Avenue) that was constructed in 1907 according to Assessor records. The subject building is a one—and-a-half-story over raised basement, 1,280 square foot wood frame residence designed in a Vernacular architectural style. The property is also improved with a one-story garage constructed in 1937 according to building permit records.

The subject building at 571 21st Avenue is an example of a single-family vernacular residence built after the San Francisco Earthquake and Fire of 1906. Building permit records indicate that the building has been altered over time, including: raising the building to provide a cement foundation (1911), install a property line fence (1913), the construction of a one-story garage at the front of the lot (1937), reroofing (1995), and interior alterations (2011). According to the Supplemental Information Form prepared by Page & Turnbull for the property (dated March 20, 2012), undocumented changes include: installation of replacement vinyl and aluminum sash windows, re-cladding portions of the east, south and west facades in vinyl siding and asbestos shingles, removal of the property line fence, partial removal of the wood bracket under the bay windows on the east façade, and removal of the staircase on the east side of the rear shed (shown in Sanborn Fire Insurance maps).

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1907).

Neighborhood Context and Description

The subject property is located in the Outer Richmond neighborhood of San Francisco which is generally considered to be bordered by Golden Gate Park to the south, the Presidio to the north, 19th Avenue to the east and Great Highway to the west. The Richmond remained largely undeveloped land until the late 1860s when the Clement and Outside Lands Ordinances were passed, which provided means to settle land claims and establish public spaces. In 1870 the "Official Map of the Outside Lands" was published, extending the downtown street grid into the area. Development in the areas was relatively slow prior to the 1906 earthquake and fire, when refugees were pushed to the outskirts of the city. Much of the 19th century development clustered along the principal transportation lines: California Street, Geary Boulevard, Fulton Street, and several north/south corridors. After 1906, the undeveloped blocks were quickly subdivided and built out, becoming saturated by the late 1920s.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Page & Turnbull (dated March 20, 2012) and information found in the Planning Department files, Preservation staff finds that the subject building is not eligible for inclusion on the California Register under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed circa 1907, the property is associated with the post 1906 Earthquake and Fire rebuilding period within the Outer Richmond neighborhood. To be eligible under the event Criterion, the building

cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is a non-descript, altered single-family residence that has no specific association with this period of development such that would make it eligible for inclusion on the California Register under Criterion 1. Therefore, 571 21st Avenue is not eligible under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records indicate that the original property owner was John D. Spreckles, a prominent San Francisco businessman, who owned the property from 1906-1910. Nelson H. Bovyer (the first occupant of the subject property) purchased the property in 1910 and retained ownership of the property until 1919, when it was transferred to Lydia Bovyer. Subsequent owners included: Genevieve Colman, Charlotte A. Hare, Aileen Rhoades, John and Helen B. Cameron, Lester and Alberta J. Bulloch, Arthur D. and Bessie M. Collman, John and Alvina McKittrick, Leo E. and Carol A. Beaudoin Trs, and the current owners, Aleksandr Ivanov and Yully Nazarova.

Records show that none of the persons associated with the building are important to the local, regional or national past. John D. Spreckles was a prominent San Francisco businessman with real estate holdings in the city. Research did not uncover any specific association with Spreckles and the subject property other than his ownership from 1906-1910—likely a speculative real estate investment after the 1906 earthquake and fire. Nelson H. Bovyer was a working-class carpenter who operated Bovyer & Sons Carpenters and Builders. Although the original building permit was not found for the building, it is possible that Bovyer constructed the subject building. He was a minor figure in the post-earthquake development of the Outer Richmond and was not found to be important to local, regional or national history. Therefore, 571 21st Avenue is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

571 21st Avenue consists of a one-and-a-half-story over raised basement vernacular residence constructed in 1907. The building was constructed in response to the 1906 Earthquake and Fire to provide housing after the fire, which burned large portions of San Francisco. Prior to 1906, the surround area was sparsely populated and a few farmhouses existed in the midst of the sand dunes. The simple wood-frame building is modest in its appearance and has undergone some alterations over time, including replacement of fenestration and recladding of exterior walls.

Based on the information provided in the Supplemental Information Form prepared by Page & Turnbull and Planning Department records, 571 21st Avenue is not eligible for individual listing in the California Register under Criterion 3 (Architecture). As a single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a simple vernacular residence, and does not embody any notable characteristics, which distinguish the building as historically significant.

The property also does not appear to be located within a potential historic district. Although there are examples of post-earthquake era buildings in the Outer Richmond, the subject block and surrounding

area is characterized by a mix of residential buildings with construction dates ranging from the early 1900s to the mid-2000s and as a whole lacks cohesion.

Therefore, 571 21st Avenue is not eligible under Criterion 3 individually or as part of a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 11-16-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\571 21st Ave\571 21st Ave HRER Part I.doc

IMAGES



571 21st Avenue looking west. Courtesy of Page & Turnbull, March 2012.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

525 28th Street

BLOCK/LOT(S)

6611/042

CASE NO.

2012.0714E

PERMIT NO.

2012.0328.7057

PLANS DATED

n/a

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC 1 X 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MP
11/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:**

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated: 10/29/2012

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

[Handwritten Signature]

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature
Gretchen A. Hilyard
Print Name

11/20/2012
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date October 29, 2012
Case No.: 2012.0714E
Project Address: 525 28th Street
Zoning: RH-1 (Residential – House, One-Family)
40-X Height and Bulk District
Block/Lot: 6611/042
Date of Review: October 29, 2012 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

Constructed in 1908, 525 28th Street is a one-story over garage, single-family, wood-frame residence located in the Noe Valley neighborhood of San Francisco. The subject property is located on a rectangular-shaped lot measuring 25 ft x 114 ft on the south side of 28th Street between Diamond and Castro Streets.. The property is located within RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

The original appearance of the building is unknown and the property has been altered over time. Alterations include the insertion of a garage and modification of the front stairs (1946), removal of the roof of the west porch (before 1950), cladding the building in shingles (unknown date), replacement of the windows on the primary and secondary facades (unknown date).

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1908).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe. The land was granted to Noe by Mexican governor Pio Pico in 1845. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition.

During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and

a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands to William Cary Jones for \$200,000 to pay off his debts.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel, from Jones in 1852. During Horner's ownership the neighborhood was platted and street names were assigned. Horner's land speculation was short lived as he defaulted on his mortgage during the economic downturn of 1857 - 1859. French financier Francois Louis Pioche, owner of both the Market Street Railway and the Spring Valley Water Company, acquired Horner's land holdings. Though a successful businessman, Pioche got in over his head with Horner's Addition and was convicted of defrauding investors and ended up committing suicide in 1872 in a hotel room. Following Pioche's death, Horner's Addition fell into the hands of a French bank, which began selling it off as individual parcels.

Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. Development in the neighborhood was spurred by the extension of the Market Street Railway into the neighborhood in 1887.

Because Noe Valley was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian decent. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1920, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered throughout its higher elevations.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values, the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

525 28th Street is located on a residential block that is defined by, single-family and multi-family, dwellings that are two- to three-stories in height and rendered in a variety of architectural styles. Most of the buildings have ground floor garage entrances. In general, the buildings retain their overall general form and massing, but have been stripped of their period detailing. They are modest structures with restrained levels of ornamentation and are unremarkable in their detailing. It should be noted that the immediate blocks surrounding the site have not been formally surveyed and that there are no adopted Historic Districts located nearby.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Tim Kelley Consulting and information found in the Planning Department files, Preservation staff finds that the subject building is not eligible for inclusion on the California Register under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1908, the property represents early development within the Noe Valley neighborhood. However, the building has been heavily altered over the years and is no longer recognizable as a Victorian era building. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Research presented in the Supplemental Information Form for Historical Resource Evaluation prepared by Tim Kelley Consulting and information found in Planning Department files does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records indicate that the original property owners were Jean P. and Bertha Picard, who owned the property from 1908 until 1924. Later owners included Severino and Aurelia Borl'Amerio, Italo Borl'Amerio and David O'Donnell and Pat Gillespie. Records show that none of the persons associated with the building are important to the local, regional or national past. Therefore, 525 28th Street is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

525 28th Street consists of a one-story over garage, single-family residence constructed in 1908. The building was likely constructed as a Victorian or vernacular cottage, however, changes to the building's façade have rendered it unrecognizable to this historic period. It is unknown who designed or constructed the building in 1908 and it does not appear to be the work of a master. The building has been stripped of its period detailing and is neither distinctive nor artistic when compared to more fully developed examples of the style in San Francisco. The property appears ineligible for individual listing on the California Register under Criterion 3

The property also does not appear to be located within a potential historic district. While there are groups of well-maintained Victorian era buildings in Noe Valley, the subject block is characterized by a wide range of early, mid and late 20th century buildings, many of which have been stripped of their period detailing. The subject block as a whole lacks cohesion. Therefore, the property does not appear to be located within a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Department's records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

525 28th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

525 28th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 11-16-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Rick Crawford, Project Planner

GH: G:\Documents\HRER\525 28th Street\525 28th Street HRER.doc

IMAGES



525 28th Street looking south. Courtesy of Bing Maps.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2011.0617E
Project Title: 1 Jones Street (Hibernia Bank)
Zoning/Plan Area: C-3-G (Downtown General Commercial)
80-120-T Height and Bulk District
Block/Lot: 0349/003
Lot Size: 18,906 square feet
Project Sponsor: Alice Suet Yee Barkley, 415-828-8222, for
Dolmen Property Group, LLC
Staff Contact: Joy Navarrete, Environmental Planning
(415) 575-9040 joy.navarrete@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the northwest corner of Jones and McAllister Streets, on the block bounded by Golden Gate Avenue to the north, McAllister Street to the south, Leavenworth Street to the west, and Jones Street to the east, at the northwest edge of Mid-Market. The 18,906-square-foot site contains an approximately 38,310-sq.ft., two-story over basement building. The site has frontage on two streets: Jones Street and McAllister Street.

(Continued on the next page.)

EXEMPT STATUS:

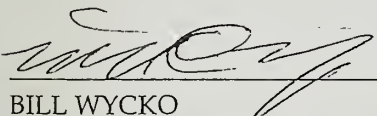
Categorical Exemption, Class 31 (CEQA Guidelines Section 15331)

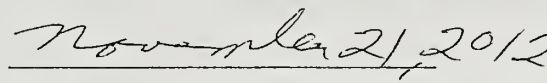
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

DEC 1 X 2012

SAN FRANCISCO
PUBLIC LIBRARY

cc: Alice Barkley, Project Sponsor
Joy Navarrete, Environmental Planning
Pilar LaValley, Preservation Planner
Distribution List

Supervisor Kim, District 6
Virna Byrd, M.D.F.
Exclusion/Exemption

PROJECT DESCRIPTION (continued):

The site is in a C-3-G (Downtown General Commercial) zoning district and an 80-120-T height and bulk district. The existing three-story building, also known as the Hibernia Bank Building, was constructed in approximately 1907, and is a square-shaped building, with a 137.5-foot frontage on Jones Street, a 137.5-foot frontage on McAllister Street.

The following building description is excerpted from Kelley & VerPlanck Historical Resources Consulting, LLC *Hibernia Bank Building, One Jones Street, Historic Structures Report* (September 15, 2009).

The existing building is two stories tall above a partially exposed basement, square in plan, with a copper-domed rotunda at the southeast corner containing the monumental main entrance accessed from a semi-circular flight of stairs. The exterior walls are composed of white granite. The two primary façades feature giant Corinthian orders and pedimented end bays above a rusticated granite base. The windows are deeply recessed with decorative surrounds. There is a narrow open passage way along the north side of the building, and a wider paved yard on the west that is enclosed by a fence with granite base, cast iron posts, and wrought iron balusters. A long rectangular light and stair well extends below grade along the east sidewalk; this is now covered with plywood and surrounded by a wrought iron safety railing.

The decorative interior includes the former banking hall which is dominated by two stained glass domes and the former bank vault. The floors and walls in the banking hall, and throughout the building, are clad with a variety of marbles and decorative plaster work.

The subject building, historically known as the Hibernia Bank Building, is Landmark #130, is a contributing resource to the National Register-listed Market Street Theater Loft Historic District, and is a Category I (Significant) Building. Based on these designations, the building is a historic resource for the purposes of the Department's review under the California Environmental Quality Act (CEQA).

The proposed project would make seismic, fire/life-safety, and accessibility upgrades associated with a potential new "assembly" use of the building. The proposed scope of work would include:

- Seismic upgrade of the building including drilling of multiple center-cores in the granite to facilitate structural connections to reinforced concrete bond beams at the parapet and to the wall footings and shear walls;
- Install two new stair penthouses and enlarge three existing window openings at north and west elevations for new exit doors;
- Replace existing elevator penthouse;
- Small rooftop addition;
- Repair and/or replace roof membrane;
- Relocate wrought iron gates at Jones and McAllister Streets and remove of portion of the existing wrought iron gate at McAllister façade;
- Rehabilitate and clean exterior granite, windows, doors, and steel shutters;
- Enlarge elevator shaft and install new elevator;
- Install fire-suppression system and upgrade all major mechanical and plumbing systems;

- Remove portions of the existing bank teller counter, which would be salvaged and stored on site;
- Clean and repair as necessary interior character-defining features and fabric including extensive decorative marble, plaster, and stained glass;
- Renovate basement space to accommodate new restrooms and offices;
- Salvage historic materials and features including bank tellers' counter, historic light fixtures, McAllister and Jones Street gates, exterior granite, and miscellaneous materials and features for potential reuse on site or to be stored on site.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, Department staff determined that the building on the project site was a historical resource as defined by the CEQA. The existing building, known as the Hibernia Bank Building, was constructed in 1907, designed by Mexican-born San Francisco architect Albert Pissis.

The character-defining features of the subject property include the following:

- Massing, scale, masonry construction (all elevations), and footprint of building;
- Design, materials, and fenestration on all façades including
 - Copper-domed colonnaded rotunda with marble floor and coffered ornamented panel ceiling;
 - Monumental corner entrance accessed from a semi-circular flight of white granite steps and main entrance with bronze doors and pedimented granite and marble door surround;
 - White granite exterior walls with rusticated water table, double-height pilasters and fluted Corinthian columns, pedimented and bracketed window hoods, monumental dentillated and pedimented cornice with balustrade, and decorative spandrels (McAllister Street) and double-height arched openings (Jones Street);
 - Metal frame windows and steel roll-up security shutters;
 - Bronze-clad doors at entrances on primary façades;
- Interior spaces including former banking hall, customer waiting area, first and second floor offices, several vaults, safe deposit viewing room;
- Design and materials on the interior including marble floors and wainscoting, ornamental cast plaster, decorative interior painting, and stair railings;
- Bank Teller Counter;
- Art glass skylights; and
- Historic light fixtures.

Because Department staff determined that the property was a historic resource under CEQA, the proposed project was evaluated to determine if it would be consistent with the *Secretary of the Interior's*

Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Secretary's Standards), or if the proposed project would materially impair the resource.¹

Seismic upgrades:

The proposed seismic upgrades have been designed in a manner to avoid, to the maximum extent possible, alteration of character-defining features, fabric, and spaces of the building in conformance with the *Secretary's Standards*. Drilling of center-cores would allow for stabilization of the building walls without altering the character or appearance of these walls from either the exterior or interior. New bond beams to be installed at the roof level would either be hidden from view by the parapet or by taking advantage of the generous attic space. With the exception of one area at the 1st floor (former Customer Waiting Area), new shear walls would be located in secondary spaces so as to avoid damage to historic fabric or alteration of significant interior spaces. All shear walls would be finished with wall treatments to match adjacent surfaces. At the south wall of the former Customer Waiting Area at the 1st floor, an existing ornamental cornice and base would be removed and reinstalled over the new shear wall; the configuration of the wall would be maintained to the maximum extent possible. The location of new shear walls and related seismic work appear to be located in areas to minimize the loss of historic fabric and would not adversely affect interior spatial relationships. Where necessary, such as in or adjacent to the main banking hall, the removal of interior finishes would be limited in scope, and would be documented and replaced once seismic work is complete.

Exterior:

The proposed project would rehabilitate and clean the exterior character-defining features including granite, marble, metal frame windows, bronze-clad doors, and steel security shutters in conformance with the *Secretary's Standards*. At the south façade (McAllister Street), glazing in four basement windows would be replaced with translucent laminated glass and the existing wrought iron gate at alley along west side of building would be relocated and reconfigured to comply with exiting requirements. Elements of the gate proposed to be removed would be salvaged and stored on site. At the east façade (Jones Street), the existing light and stair well would be enclosed with a metal and glass skylight and new wrought iron guardrail. The wrought iron gate at the alley along north side of building would be moved deeper into the alley. At the north and west elevations, new metal walkways, and stairs would be installed and three windows (two at north elevation and one at west elevation) would be enlarged by removing granite sills and a portion of the beltcourse to accommodate new exit doors. These granite sections would be carefully removed and stored on site for potential reuse elsewhere in the building or for repairing or replacing missing or damaged granite.² As the proposed alterations do not remove or alter historic fabric or character-defining features, and introduces new features that are differentiated but compatible with the character of the building, these changes would be consistent with Standards 2 and 9 of the *Secretary's Standards*.³ Proposed alterations at the north and west elevation would occur on secondary elevations, would not attach to significant historic fabric (walkways), and would appropriately salvage and store the limited historic granite proposed to be removed to accommodate new exit doors.

¹ LaValley, M. Pilar, Preservation Technical Specialist, San Francisco Planning Department 2012, Memo to Joy Navarrete, Environmental Planning, November 9. A copy of this memorandum is attached.

² VerPlanck Historic Preservation Consulting, "Salvage Memorandum, 1 Jones Street, Hibernia Bank Building, City Landmark No. 130," (October 5, 2012 (revised October 22, 2012)).

³ Ibid 1

At the roof, the proposed work would include construction of a new stair penthouse in place of a non-historic metal-clad mechanical equipment enclosure, reconstruction of the elevator the penthouse, several small additions to south side of existing roof penthouse, replacement of roof membrane, alterations to penthouse, and rehabilitation of existing skylight enclosures. The new stair penthouse at north side of roof and small addition at west end of existing penthouse would not be visible from the public right-of-way and would not alter character-defining features or spaces of the building. While there were initial concerns regarding the visibility of the new stair penthouse at the south side of penthouse and its adjacency to the main dome, the current proposal appears to address those issues and minimizes its visual and physical impact to the character-defining features of the building. The existing penthouse, added to the building in 1935 by architect Arthur Brown Jr., is a contributing feature of the building, is utilitarian in design, and is located in a manner so as to be virtually invisible from the street. Replacement of windows and doors and installation of new fenestration at the penthouse appears to be compatible with this contributing element of the building. It appears that the proposed alterations at the roof would not remove significant historic fabric, and have been designed to be unobtrusive to the architectural character of the building and district in conformance with Standards 2, 4, and 9 of the *Secretary's Standards*⁴. If removed in the future, the proposed alterations at the roof would have no impact on the physical integrity or significance of the building or district in conformance with Standard 10 of the *Secretary's Standards*.

Interior:

The proposed project would protect in place, rehabilitate, and clean interior character-defining features, including granite, marble, ornamental plaster, and Art Glass skylights, and significant spaces that characterize the property, in conformance with the *Secretary's Standards*. Within all interior spaces identified in the Kelley & VerPlanck Historic Structures Report as "Very Significant" or "Significant," existing decorative finishes would be retained and repaired as necessary per treatment specifications developed by a qualified preservation firm (Wiss, Janey, Elstner Associates Inc.). Interstitial spaces would be utilized for all mechanical, plumbing, electrical, and fire suppression systems to avoid the removal or alteration of historic fabric; this approach appears to be in conformance with the *Secretary's Standards*. At the northeast entrance to the former Banking Hall, the existing non-historic accessibility ramp would be removed and a new ramp installed. The new ramp would have painted steel hand railings and would be constructed in a manner that would minimize attachments to the historic fabric and would be easily reversible. The expanded elevator shaft at the former Customer Waiting Area would require removal of an existing wall. Existing ornamental plaster and base would be removed from the wall and reinstalled on the new wall to match existing to the extent possible.

While modified over time, the existing teller counter in the main banking hall retains a high level of integrity and is a critical character-defining feature of the landmark building. The Department has determined that retaining representative portions of the counter aligns with best practices in the rehabilitation of historic bank buildings and the *Secretary's Standards*. The proposed project would retain two sections of the counter at the east end of the banking hall (per plans) with the remainder to be carefully removed, salvaged, and stored on site. Where the counter has been removed, the floor would be covered with marble tile (or similar) in color and pattern that is compatible with adjacent historic marble flooring (new carpeting would be installed over the concrete in the remainder of the banking hall). The Department believes that this approach retains or relocates large portions of the historic counter for use in the main banking hall without affecting the integrity of the building. Collectively, the

⁴ Ibid 1

remaining portions of the bank counter in its historic locations, as well as the floor scarring and the material change in floor treatment, would illustrate a sense of the historic use of the main banking hall, its historic spatial configuration, and maintain integrity of materials, design, and workmanship. All other portions of the counter would be documented, catalogued, and dismantled. The materials would be protected and remain on site.

The interior of the landmark building retains a very high level of historic integrity. While most historic finishes and fixtures are proposed to be retained, the Project Sponsor has also prepared a Salvage Program that would be implemented for all historic materials and fixtures on site where possible and be incorporated into the final construction documents. Overall, it appears that character-defining features, fabric, and spaces within the building would be preserved and rehabilitated to allow for adaptive uses in a manner that is in conformance with the *Secretary's Standards*.⁵

Conclusion

CEQA State Guidelines Section 15331, or Class 31 provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. The project structure is a historic resource. The proposed project is consistent with the *Secretary's Standards*, and would not cause a substantial adverse change on the resource. Therefore, for the reasons stated above, the proposed project meets the criteria of Class 31.

State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁵ Ibid 1



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Joy Navarette
(415) 575-9040
joy.navarrete@sfgov.org

Preservation Planner: M. Pilar LaValley
(415) 575-9084
pilar.lavalley@sfgov.org

Project Address: 1 Jones Street (Hibernia Bank)
Block/Lot: 0349/003
Case No.: 2011.0617E

Date of Review: November 9, 2012 (Part II)

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: OCTOBER 15, 2012 AND NOVEMBER 5, 2012

PROJECT DESCRIPTION

The proposed project is to make seismic, fire/life-safety, and accessibility upgrades associated with a potential new "assembly" use of the building. The proposed scope of work, based on plans and written description submitted by the project sponsor, would include:

- Seismic upgrade of building including drilling of multiple center-cores in the granite to facilitate structural connections to reinforced concrete bond beams at the parapet and to the wall footings and shear walls;
- Upgrade exiting by installing two new stair penthouses and enlarging three existing window openings at north and west elevations for new exit doors;
- Replacement of existing elevator penthouse;
- Small rooftop addition;
- Repair and/or replacement of roof membrane;
- Relocation of wrought iron gates at Jones and McAllister Streets and removal of portion of the existing wrought iron gate at McAllister façade;
- Rehabilitation and cleaning of exterior granite, windows, doors, and steel shutters;
- Enlargement of elevator shaft and installation of new elevator;

- Installation of fire-suppression system and upgrades to all major mechanical and plumbing systems;
- Removal of portions of the existing bank teller counter, which will be salvaged and stored on site;
- Cleaning and repair as necessary of interior character-defining features and fabric including extensive decorative marble, plaster, and stained glass;
- Renovation of basement space to accommodate new restrooms and offices;
- Salvage of historic materials and features including bank tellers' counter, historic light fixtures, McAllister and Jones Street gates, exterior granite, and miscellaneous materials and features for potential reuse on site or to be stored on site.

PROPERTY DESCRIPTION

The subject building occupies a rectangular lot on the northwest corner of Jones and McAllister Streets. The following building description is excerpted from Kelley & VerPlanck Historical Resources Consulting, LLC *Hibernia Bank Building, One Jones Street, Historic Structures Report* (September 15, 2009); more detailed description information can be located in the Kelley & VerPlanck report.

The building is two stories tall above a partially exposed basement, rectangular in plan, with a copper-domed colonnaded rotunda at the southeast corner containing the monumental main entrance accessed from a semi-circular flight of stairs. Exterior walls are white granite. The two primary façades feature giant Corinthian orders and pedimented end bays above a rusticated granite base. Windows are deeply recessed with decorative surrounds consisting of projecting entablature moldings, pedestal moldings, simple architraves, and flat projecting lintels supported by scrolled acanthus leaf brackets. There is a narrow open passage way along the north side of the building, and a wider paved yard on the west that is enclosed by a fence with granite base, cast iron posts, and wrought iron balusters. A long rectangular light and stair well extends below grade along the east sidewalk; this is now covered with plywood and surrounded by a wrought iron safety railing.

The interior is a richly decorated and detailed space, particularly the former banking hall, which is dominated by two stained glass domes and the former bank vault. Floors and walls in the banking hall, and throughout the building, are clad with a variety of marbles and decorative plaster work.

The subject building, historically known as the Hibernia Bank, is Landmark #130, is a contributing resource to the National Register-listed Market Street Theater Loft Historic District, and is a Category I (Significant) Building. Based on these designations, the building is a Category A (Known Historic Resource) for the purposes of the Department's review under the California Environmental Quality Act (CEQA).

The character-defining features of the subject property include the following:

- Massing, scale, masonry construction (all elevations), and footprint of building;
- Design, materials, and fenestration on all façades including
 - Copper-domed colonnaded rotunda with marble floor and coffered ornamented panel ceiling;

- Monumental corner entrance accessed from a semi-circular flight of white granite steps and main entrance with bronze doors and pedimented granite and marble door surround;
 - White granite exterior walls with rusticated water table, double-height pilasters and fluted Corinthian columns, pedimented and bracketed window hoods, monumental dentillated and pedimented cornice with balustrade, and decorative spandrels (McAllister Street) and double-height arched openings (Jones Street);
 - Metal frame windows and steel roll-up security shutters;
 - Bronze-clad doors at entrances on primary façades;
 - Interior spaces including former banking hall, customer waiting area, first and second floor offices, several vaults, safe deposit viewing room;
 - Design and materials on interior including marble floors and wainscoting, ornamental cast plaster, decorative interior painting, and stair railings;
 - Bank Teller Counter;
 - Art glass skylights; and
 - Historic light fixtures.
-

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-listed Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-listed historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-listed historic district or context as proposed.

To assist in the evaluation of the subject property and proposed project, the Project Sponsor has submitted two consultant reports:

- Kelley & VerPlanck Historical Resources Consulting, LLC *Hibernia Bank Building, One Jones Street, Historic Structures Report* (September 15, 2009)

- Wiss, Janney, Elstner Associates, Inc. *Hibernia Bank Building Basis for Seismic Strengthening and Conceptual Design* (December 14, 2010)
- VerPlanck Historic Preservation Consulting, "Salvage Memorandum, 1 Jones Street, Hibernia Bank Building, City Landmark No. 130," (October 5, 2012 (revised October 22, 2012))

Staff has reviewed these documents and generally concurs with the findings and analysis. Further, staff has determined that the proposed project will not have a significant impact on the historic building or the historic district and will be in conformance with the *Secretary of Interior's Standards for Rehabilitation* (*Secretary's Standards*). As the proposed project would not result in a significant impact to historic resources, it is not anticipated to contribute to any potential cumulative impact to the historic resources.

Seismic upgrades:

The proposed seismic upgrades have been designed in a manner to avoid to the maximum extent possible alteration of character-defining features, fabric, and spaces of the building in conformance with the *Secretary's Standards*. Drilling of center-cores will allow for stabilization of the building walls without altering the character or appearance of these walls from either the exterior or interior. New bond beams to be installed at the roof level will either be hidden from view by the parapet or by taking advantage of the generous attic space. With the exception of one area at 1st floor (former Customer Waiting Area), new shear walls will be located in secondary spaces so as to avoid damage to historic fabric or alteration of significant interior spaces. All shear walls will be finished with wall treatments to match adjacent surfaces. At the south wall of the former Customer Waiting Area at 1st floor, existing ornamental cornice and base will be removed and reinstalled over the new shear wall; the configuration of the wall will be maintained to the maximum extent possible. The location of new shear walls and related seismic work appear to be located in areas to minimize the loss of historic fabric and will not adversely affect interior spatial relationships. Where necessary, such as in or adjacent to the main banking hall, the removal of interior finishes will be limited in scope, will be documented and replaced once seismic work is complete.

Exterior:

The proposed project will rehabilitate and clean exterior character-defining features including granite, marble, metal frame windows, bronze-clad doors, and steel security shutters in conformance with the *Secretary's Standards*. At the south façade (McAllister Street), glazing in four basement windows will be replaced with translucent laminated glass and the existing wrought iron gate at alley along west side of building will be relocated and reconfigured to comply with exiting requirements. Elements of the gate proposed to be removed will be salvaged and stored on site. At the east façade (Jones Street), the existing light and stair well will be enclosed with a metal and glass skylight and new wrought iron guardrail. The wrought iron gate at alley along north side of building will be moved deeper into the alley. At the north and west elevations, new metal walkways, and stairs will be installed and three windows (two at north elevation and one at west elevation) will be enlarged by removing granite sills and portion of the beltcourse to accommodate new exit doors. These granite sections will be carefully removed and stored on site for potential reuse elsewhere in the building or for repairing or replacing missing or damaged granite.¹ As the proposed alterations do not remove or alter historic fabric or character-defining features, and introduces new features that are differentiated but compatible with the character of the building, these changes would be consistent with Standards 2 and 9 of the *Secretary's Standards*. Proposed

¹ VerPlanck Historic Preservation Consulting, "Salvage Memorandum, 1 Jones Street, Hibernia Bank Building, City Landmark No. 130," (October 5, 2012 (revised October 22, 2012)).

alterations at the north and west elevation will occur on secondary elevations, will not attach to significant historic fabric (walkways), and will appropriately salvage and store the limited historic granite proposed to be removed to accommodate new exit doors.

At the roof, proposed work includes construction of a new stair penthouse in place a non-historic metal-clad mechanical equipment enclosure, reconstruction of the elevator penthouse, several small additions to south side of existing roof penthouse, replacement of roof membrane, alterations to penthouse, and rehabilitation of existing skylight enclosures. The new stair penthouse at north side of roof and small addition at west end of existing penthouse will not be visible from the public right-of-way and will not alter character-defining features or spaces of the building. While there were initial concerns regarding the visibility of the new stair penthouse at south side of penthouse and its adjacency to the main dome, the current proposal appears to address those issues and minimizes its visual and physical impact to the character-defining features of the building. The existing penthouses, added to the building in 1935 by architect Arthur Brown Jr., is a contributing feature of the building, is utilitarian in design, and is located in a manner so as to be virtually invisible from the street. Replacement of windows and doors and installation of new fenestration at the penthouse appears to be compatible with this contributing element of the building. It appears that proposed alterations at the roof will not remove significant historic fabric, and have been designed to be unobtrusive to the architectural character of the building and district in conformance with Standards 2, 4, and 9 of the *Secretary's Standards*. If removed in the future, the proposed alterations at the roof would have no impact on the physical integrity or significance of the building or district in conformance with Standard 10 of the *Secretary's Standards*.

Interior:

The proposed project will protect in place, rehabilitate, and clean interior character-defining features, including granite, marble, ornamental plaster, and Art Glass skylights, and significant spaces that characterize the property, in conformance with the *Secretary's Standards*. Within all interior spaces identified in the Kelley & VerPlanck Historic Structures Report as "Very Significant" or "Significant," existing decorative finishes will be retained and repaired as necessary per treatment specifications developed by a qualified preservation firm (Wiss, Janey, Elstner Associates Inc.). Interstitial spaces will be utilized for all mechanical, plumbing, electrical, and fire suppression systems to avoid the removal or alteration of historic fabric; this approach appears to be in conformance with the *Secretary's Standards*. At the northeast entrance to the former Banking Hall, the existing non-historic accessibility ramp will be removed and a new ramp installed. The new ramp will have painted steel hand railings and will be constructed in a manner that minimizes attachments to historic fabric and is easily reversible. The expanded elevator shaft at the former Customer Waiting Area will require removal of an existing wall. Existing ornamental plaster and base will be removed from the wall and reinstalled on the new wall to match existing to the extent possible.

While modified over time, the existing teller counter in the main banking hall retains a high level of integrity and is a critical character-defining feature of the landmark building. The Department has determined that retaining representative portions of the counter aligns with best practices in the rehabilitation of historic bank buildings and the *Secretary's Standards*. The proposed project will retain two section of the counter at the east end of the banking hall (per plans) with the remainder to be carefully removed, salvaged, and stored on site. Where the counter has been removed, the floor will be covered with marble tile (or similar) in color and pattern that is compatible with adjacent historic marble flooring (new carpeting will be installed over the concrete in the remainder of the banking hall). The Department believes that this approach retains or relocates large portions of the historic counter for use in the main banking hall without affecting the integrity of the building. Collectively, the remaining portions

of the bank counter in its historic locations, as well as the floor scarring and the material change in floor treatment, will illustrate a sense of the historic use of the main banking hall, its historic spatial configuration, and maintain integrity of materials, design, and workmanship. All other portions of the counter will be documented, catalogued, and dismantled. The materials will be protected and remain on site.

The interior of the landmark building retains a very high level of historic integrity. While most historic finishes and fixtures are proposed to be retained, the Project Sponsor has also prepared a Salvage Program that will be implemented for all historic materials and fixtures on site where possible and be incorporated into the final construction documents. Overall, it appears that character-defining features, fabric, and spaces within the building will be preserved and rehabilitated to allow for adaptive uses in a manner that is in conformance with the *Secretary's Standards*.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 11-16-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

1 Jones Street
Surrounding Area Photos
May 5, 2011



1 Jones Street at the corner of McAllister Street. Photo taken in June 2009.

photo by Jonathan Pearlman



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

535 El Camino del Mar

1326/019

CASE NO.

2012.0266E

PERMIT NO.

2011.1212.0456

PLANS DATED

10/24/2012

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC 1 X 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MP
11/20/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** **GO TO STEP 5**

☐ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed**:

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

gjh

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

gjh

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

gjh

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilgard

Planner's Signature

Gretchen A. Hilgard

Print Name

11/21/12

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response REVISED PART II ANALYSIS

Preservation Planner: Gretchen Hilyard
(415) 575-9109
gretchen.hilyard@sfgov.org
Project Address: 535 El Camino Del Mar
Block/Lot: 1326/019
Case No.: 2012.0266E
Date of Review: August 14, 2012 (Part I)
September 21, 2012 (Part II)
November 2, 2012 (Revised Part II)

PART II: REVISED PROJECT EVALUATION

Proposed Project: ☐ Demolition ☒ Alteration

Per Drawings Dated: 10/24/2012 by Gene Schnair, FAIA

Project Description:

The proposed project associated with Building Permit Application No. 2011.1212.0456 has been revised and the scope of work entails the following changes to the historic resource:

- Remodel the existing second story bedroom/bathroom over garage to serve as a bathroom/closet for a new 3rd bedroom over the existing study. This alteration will involve the construction of an approximately 516-square-foot addition to the existing 3,580-square-foot single family residence for a total of 4,096 square feet. The existing one-story addition at the northeast corner of the roof will be extended approximately 20 feet to the north and the new addition will rise approximately 12 feet above the existing first floor roofline. The resulting addition will be setback 10 feet south of the ridgeline and approximately 20 feet from the face of the north façade. The addition features a flat roof detailed in stucco with full-height, double-paned metal windows;
- Remove the existing access stairs to the 2nd story addition accessed through the garage and replace with a new stair providing access through the main house;
- Replace the existing flat roof over the existing kitchen with a sloped roof similar to the existing sloped roof over the living room;
- Add a green roof over the new stair;
- Remodel the kitchen, bathroom, and interior finishes;

- Replace all windows with double glazed windows within the existing window openings;
- Insert a single casement window behind the trellis on the primary façade to provide a second means of egress from the bedroom to meet life safety requirements;
- Enclose the front entry vestibule with sliding glass doors within the existing opening;
- Replace roof materials.

Project Evaluation:

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project was revised based on the comments provided by the Department in the Part II Historic Resource Evaluation Response (HRER) dated September 21, 2012. The proposed work will retain the character-defining features of the historic resource, including the low-slung, one-story massing; fenestration pattern of the primary façade, horizontal wood louvers; redwood siding and stucco; and other features.

In addition to the scope of work evaluated in the Part II HRER, the insertion of the casement window on the primary façade and enclosure of the front entry vestibule were not evaluated as part of the original proposal. These changes were found to conform to the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* for the following reasons:

- The insertion of a single casement window on the primary façade is required for life safety as a second means of egress for the front bedroom. The window is simply detailed and matches the overall dimensions, configuration, materials and type of the existing windows. This window will blend in with the character of the historic façade and the location of the window behind the trellis minimizes visibility of this feature from the public right-of-way. The insertion of the window will not alter the essential form and integrity of the historic property and will be understood as a contemporary alteration. The project is found to conform to Standards 3, 9 and 10 for these reasons.
- The enclosure of the front entry vestibule with sliding glass doors within the existing opening will maintain the existing form and dimensions of the vestibule. The glass doors will allow for transparency and will not disrupt the view or character of the primary façade. The insertion of the doors will not result in the loss of historic fabric, will not alter the essential form and integrity

of the historic property, and will be understood as a contemporary alteration. The project is found to conform to Standards 3, 9 and 10 for these reasons.

The enclosure of the front entry vestibule, insertion of a single casement window and construction of a rooftop addition will not have an adverse impact to the historic resource as proposed. The proposed project complies with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*.

Please note that any revisions to the project will require further CEQA review.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 11-16-2016

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Elizabeth Watty, Project Planner



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date September 21, 2012
Case No.: 2012.0266E
Project Address: 535 El Camino Del Mar
Zoning: RH-1 (Residential – House, One-Family)
40-X Height and Bulk District
Block/Lot: 1326/019
Date of Review: August 14, 2012 (Part I)
September 21, 2012 (Part II)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1951, the subject building at 535 El Camino Del Mar is located on the south side of El Camino Del Mar between McLaren and 28th Avenues in the Sea Cliff neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated August 14, 2012), the Department has determined that the subject property is eligible for inclusion on the California Register as an individual resource under Criterion 3 as a rare example of the ranch house typology in San Francisco. 535 El Camino Del Mar is therefore changed to a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The character-defining features of 535 El Camino Del Mar include:

- Low-slung, one-story massing,
- U-shaped floor plan,
- Central courtyard,
- Floor to ceiling glazed openings to provide views,
- Large three-part wood-sash picture windows on primary facade,
- Wood-sash awning and casement windows,
- Horizontal wood louvers,
- Vertical wood plank trellis,
- Decorative wood planter box,
- Terra cotta entry stairs with metal railings,
- Brick stairs providing access from street (public property, not owned by project sponsor),

- Redwood siding and stucco,
- Combination of flat and hip roofs,
- Low-scale shrubs and foundation plantings along the primary façade.

535 El Camino Del Mar is considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: December 6, 2011 by Gene Schnair, FAIA

Project Description

535 El Camino Del Mar is a one-story, single-family, wood-frame residence constructed in 1951. The residence is designed in a Modern Ranch architectural style. The proposal includes the construction of an approximately 535-square-foot addition on the roof, replacement of all windows, addition of terra cotta cassette louvers around window surrounds, alteration of select areas of exterior cladding, and interior remodeling.

In detail, 535 El Camino Del Mar would be altered as follows:

- Remodel the existing second story bedroom/bathroom over garage to serve as a bathroom/closet for a new 3rd bedroom over the existing study. This alteration will involve the construction of an approximately 535-square-foot addition to the existing 3,580-square-foot single family residence for a total of 4,115 square feet. The existing one-story addition at the northeast corner of the roof will be extended approximately 20 feet to the north and the new addition will rise approximately 12 feet above the existing roofline. The resulting addition will be setback 10 feet south of the ridgeline and approximately 22 feet from the face of the north façade. The addition features a shed roof detailed in stucco with full-height, double-paned metals windows;
- Remove the existing access stairs to the 2nd story addition accessed through the garage and replace with a new stair providing access through the main house;
- Replace the existing flat roof over the existing kitchen with a sloped roof similar to the existing sloped roof over the living room;
- Add a green roof over the new stair;
- Remodel the kitchen, bathroom, and interior finishes;
- Replace all windows with double glazed windows (some within existing window openings, and some new openings);
- Add a new terra cotta cassette louvers in painted structural steel frames around windows; and
- Replace roof materials.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☐ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the alteration and removal of character-defining façade materials such that the resulting project would materially impair the significance of the eligible historic resource by altering its character-defining features.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will include the replacement of all existing windows with new double-glazed windows with terra cotta cassette louvers, alteration of existing window and door openings, addition of new windows, and removal of some exterior horizontal wood cladding. The project will result in a major change to the historic character of the facades from their original appearance.

The proposed project will result in the alteration of the following character-defining features of the property:

- Floor to ceiling glazed openings to provide views,
- Large three-part wood-sash picture windows on primary facade,
- Wood-sash awning and casement windows,
- Horizontal wood louvers,
- Redwood siding and stucco.

These changes will result in the loss of distinctive materials and will alter the features that characterize a property.

Therefore, the proposed project does not comply with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves the addition of terra cotta cassette louvers to the top and bottom of the windows on the north, east and west facades, which are visible from the public right-of-way of this large corner lot. Historically, the building featured horizontal wood louvers below 1-2 windows on the north and west facades, which were functional elements that also provided visual accents to the exterior. The number, style, materials and character of the proposed terra cotta cassette louvers would overwhelm the exterior facades and contrast drastically with the historic appearance. These elements are conjectural in nature and would create a false sense of historical development at the property.

Therefore, the proposed project does not comply with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes the removal of the existing horizontal wood louvers, alteration of the existing windows through the introduction of non-compatible terra cotta cassette louvers, and the removal of portions of the exterior horizontal wood cladding. These changes will alter the distinctive materials, features, finishes and craftsmanship of the property.

Therefore, the proposed project does not comply with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes the expansion of the existing second-story addition to the north. The existing addition was a previous alteration to the property and is not considered character-defining. The new addition is one-story in height and set back from the primary façade. It includes full-height windows with a stucco frame and shed roof. The addition rises approximately 12 feet above the existing roofline and will alter the overall proportion, massing and scale of the historic resource as this feature may be visible from the public right-of-way. The use of glazing will differentiate the addition from the historic main house.

The materials and general design of the addition maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall historic materials and features and spatial relationships. However, the height of the addition is out of scale with the overall scale, proportion and massing of the property such that the spatial relationship that characterize the property would be impacted.

Therefore, the proposed project does not comply with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition expands the existing addition, which is a previous alteration and not considered a character-defining portion of the property. The addition is relatively small scale and if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project involves the addition of terra cotta cassette louvers to the top and bottom of the windows on the north and west facades, which are visible from the public right-of-way of this large corner lot. Historically, the building featured horizontal wood louvers below 1-2 windows on the north and west facades, which were functional elements that also provided visual accents to the exterior. The number, style, materials and character of the proposed terra cotta cassette louvers would overwhelm the exterior facades and contrast drastically with the historic appearance. These elements will alter the essential form and integrity of the historic property by altering the appearance of the publically visible façades.

Therefore, the proposed project does not comply with Rehabilitation Standard 10.

Summary

Overall, the Department finds that the project is not consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*, which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As currently proposed, the project at 535 El Camino Del Mar will have a significant adverse impact upon a historic resource, as defined by CEQA. The proposed alteration of the windows and façade materials of the building are incompatible alterations that will impair the property's significance. Alternately, the height of the proposed second-story addition results in an impact to the overall massing, proportion and scale of the building.

In order to not have a significant adverse impact on the historic resource, the proposed project should be revised as follows:

1. Remove the proposed terra cotta cassette louvers from the project scope;
2. Where window replacement is required, replace windows in-kind, with the same material, type, operation, and profile dimension as the existing windows, within the existing window openings;
3. Retain all original exterior cladding materials.
4. Simplify the roof form of the proposed addition by flattening out the roof at the approximate center of the proposed shed roof. This change will minimize the visibility of the addition from the public right-of-way and this roof form is more consistent with the existing roof plan. Please provide visibility studies of the revised design to show where the addition will be visible from vantages across the street.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 10-11-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Elizabeth Watty, Project Planner

GH: G:\Documents\HRER\535 El Camino del Mar\535 El Camino del Mar HRER_Part II.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date August 14, 2012
Case No.: 2012.0266E
Project Address: 535 El Camino Del Mar
Zoning: RH-1 (Residential – House, One-Family)
40-X Height and Bulk District
Block/Lot: 1326/019
Date of Review: August 14, 2012 (Part 1)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

535 El Camino Del Mar is located on the south side of El Camino Del Mar between McLaren and 28th Avenues in the Sea Cliff neighborhood of San Francisco. 535 El Camino Del Mar is located on an irregular-shaped corner lot measuring 107 ft. x 103 ft. within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. The building sits on a terraced promontory facing north and west towards the Pacific Ocean along El Camino Del Mar.

The subject property contains a one-story, single-family, wood-frame residence constructed in 1951. The residence is designed in a Modern Ranch architectural style and notable historic features include: low-slung one-story massing, U-shaped floor plan, central courtyard, floor to ceiling glazed openings to provide views, large three-part picture windows on primary facade, awning and casement windows, horizontal wood louvers, terra cotta entry stairs, brick stairs providing access from street, redwood siding and stucco materials, combination of flat and hip roofs and other decorative details.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1951).

Neighborhood Context and Description

The subject property is located along the northern edge of the Sea Cliff neighborhood, at the northeast corner of San Francisco overlooking the Pacific Ocean and the Golden Gate. Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to the outer lands of San Francisco. The earliest subdivisions of the neighborhood were in 1906, 1908, and 1913. The

sale of lots in the Sea Cliff subdivision was undertaken by builder and developer Harry B. Allen.¹ Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. This resulted in a neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes.

The Sea Cliff neighborhood is distinguished by its Garden City-inspired planning, including the curvilinear street pattern and cohesive architectural character. The neighborhood is entered through columned entrances, and the houses are all similar in massing and style. Most buildings were constructed between 1910-1930, with the building styles and ornamentation largely consisting of unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. Development appears to have continued through to 1930, by which time the majority of the lots were occupied.

After World War II, most of the remaining vacant properties were sold and developed. Several were developed with modern buildings that contrasted dramatically with the existing architectural character of the neighborhood.² The subject parcel appears to have remained vacant until the existing building was constructed in 1951. There are several notable examples of architect-designed modern single-family residences in Sea Cliff, a few of these include: 535 El Camino Del Mar (1951, J. Lloyd Conrich), 890 El Camino Del Mar (1963, Joseph Esherick), 100 32nd Avenue (1963, Joseph Esherick), and 850 EL Camino Del Mar (1958, William Wurster, altered).

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1951	Period of Significance: 1906 - 1930

¹ Kelley & VerPlanck Historical Resources Consulting, LLC. Lowe Residence: Historic Resource Evaluation. March 25, 2009, 19-20.

² Ibid, 36.

☐ Contributor ☒ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by the property owner, Gene Schnair, and found in the Planning Department files, Preservation staff finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criterion 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

535 El Camino Del Mar was constructed 1951 and designed by J. Lloyd Conrich. Research has not revealed that any significant events occurred on the property, thus the building is not eligible for individual listing on the California Register under this Criterion.

The development period of the Sea Cliff neighborhood spans approximately 25 years (1906 – 1930) and is represented by a variety of architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. While the development of Sea Cliff as a residential neighborhood after the 1906 Earthquake and Fire contributes to the City's post-disaster development history (along with many of the western neighborhoods), it is the Department's conclusion that there does not appear to be a collection of buildings from this period that represents a significant event or series of events. If a potential historic district of post-disaster development were to be identified, constructed in 1951, 535 EL Camino Del Mar would fall outside of the period of significance.

It is therefore determined that there is no California Register-eligible historic district in Sea Cliff under Criterion 1 or an individually eligible resource under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Building permit records indicate that original owner of 535 El Camino Del Mar was Milton Meyer. Meyer commissioned the construction of the property in 1951 and owned it until 1960. Ernest and Mariedi Anders purchased the property in 1960 and Mrs. Anders lived there as a widow until her death in 2009. During that time, Mrs. Anders operated a small business out of the home as a concert manager and agent for concert musicians. Upon her death, the property was transferred into a family estate and purchased by the current owners, Abby and Gene Schnair, in 2010. Records show that none of the persons associated with the building are important to local, regional or national past. Therefore, 535 El Camino Del Mar is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

535 El Camino Del Mar consists of a one-story single-family residence constructed in 1951. The building is a rare example of a Modern Ranch style residence in San Francisco. The property is a unique interpretation of the western ranch house form, first introduced by architect Cliff May in 1945 and popularized throughout California in the Post-World War II era. "Although widely adopted across California, the ranch house typology is rare in San Francisco, in part because the City's suburban areas were largely built up by the mid-1950s. Also, sprawling ranch houses consumed more land than was feasible in this dense, expensive and vertically oriented city."³ The low slung house at 535 El Camino Del Mar also incorporates principles of the post-war period with its emphasis on indoor/outdoor living characteristic of California residential architecture during this period. The house was planned around a central courtyard and window and door openings were oriented to provide ventilation and views through the house to the outdoors (here with views to the Pacific Ocean). The property embodies the characteristics of a type, period and style and is a rare example in San Francisco. The design of the building is a distinct local interpretation of the western Ranch typology widely constructed throughout California. Therefore, 535 El Camino Del Mar appears to be eligible for listing in the California Register as an individual resource under Criterion 3 as a rare example of the ranch house typology in San Francisco.

Insufficient information was found about architect J. Lloyd Conrich's (b. 1903- d. 1983) body of work to conclusively determine if he should be considered a master architect and to place 535 El Camino Del Mar within his career. Conrich is mentioned in the list of architects outlined in the *San Francisco Architecture and Landscape Design (1935-1970) Context Statement*, which lists the apartment building at 566 Vallejo Street (1956) as an example of his work. He worked under the influential firm Hyman & Appleton from 1924-1927 and Bakewell & Brown from 1930-1932. Online research revealed that Conrich designed at least 31 theaters and over 200 projects throughout his career. According to the Supplemental Information Form prepared by the property owner, other examples of Conrich's work include: Telegraph Hill Tower, a double deck parking garage on Broadway and Montgomery Streets, San Francisco Produce Terminal, KPIX Radio and TV Station on Van Ness Avenue, Zanzibar Cocktail Lounge on Ocean Avenue, and the City of Vallejo Bowling Alley. His commissions included banks, gas stations, theaters, warehouses, stores, apartment buildings and San Francisco row houses, for which he was recognized as an expert for adapting residential designs to small lots. Conrich's papers are held at the University of California Berkeley, Environmental Design Archives and the California Historical Society. In order to qualify for listing as the work of a master architect, the property must express a particular phase in the development of the master's career, an aspect of his/her work, or an important idea or theme in the master's craft. In order to make a determination if the subject property should also be considered eligible under this criteria as the work of a master, a review of Conrich's other work would need to occur to place 535 El Camino Del Mar within the canon of his larger body of work.

The subject building is located within the potential Sea Cliff Historic District, roughly bounded by Sea Cliff Avenue to the north, 32nd Avenue to the west, California Street to the south, 27th Avenue to the east

³ Mary Brown, *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*, San Francisco Planning Department, 121.

with a jog east along El Camino Del Mar and north along to 25th Avenue. The historic district appears to be eligible for listing in the California Register under Criterion 3 (Architecture) as an example of a City-Beautiful inspired planned residential development in San Francisco. The period of significance would extend from 1906, the date the first Sea Cliff Subdivision was created until 1930, by which time the majority of the lots were occupied. This potential historic district has not been formally surveyed or evaluated. For the purposes of this HRER Response, the subject property at 535 El Camino Del Mar was examined for its possible contribution to the potential historic district and no other buildings within the potential district boundary were evaluated in detail.

535 El Camino Del Mar was constructed in 1951 as a modern ranch house and is not associated with the context of the potential historic district. Therefore, 535 El Camino Del Mar would be considered a non-contributing property within the boundaries of the potential district. The building is individually eligible for listing under this Criterion according to the analysis above.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Since its initial construction in 1951 as a single-family residence, few documented alterations have occurred to the subject property. Documented alterations include: construction of a second story addition over the garage to create a Maid's Room (1958, architect J. Lloyd Conrich), expansion of the Maid's Room several feet into the outer courtyard (1961, designer Gus Friedman). A glazed wind canopy also appears to have been constructed in the 1950s, but no documentation exists for this alteration.

Overall, 535 El Camino Del Mar retains sufficient integrity to convey its significance as a rare local example of the Western Ranch house such that would qualify the property for listing on the California Register as an individual resource under Criterion 3.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 535 El Camino Del Mar include:

- Low-slung, one-story massing,
- U-shaped floor plan,
- Central courtyard,
- Floor to ceiling glazed openings to provide views,
- Large three-part wood-sash picture windows on primary facade,
- Wood-sash awning and casement windows,
- Horizontal wood louvers,
- Vertical wood plank trellises,
- Decorative wood planter boxes,
- Terra cotta entry stairs with metal railings,
- Brick stairs providing access from street,
- Redwood siding and stucco,
- Combination of flat and hip roofs,
- Low-scale shrubs and foundation plantings along the primary façade.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam, Senior Preservation Planner

for

Date: _____

8/15/12

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\535 El Camino del Mar\535 El Camino del Mar HRER.doc

IMAGES



View of 535 El Camino Del Mar looking southeast, 2012. Image courtesy of Google Street View.



535 El Camino Del Mar looking southeast, 1957. Image courtesy of property owner.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

*Frank
Octave
Area
Plan*

Property Information/Project Description

PROJECT ADDRESS <i>101-109 Duboce Ave</i>	BLOCK/LOT(S) <i>3533-001</i>
--	---------------------------------

CASE NO. <i>2012.1072E</i>	PERMIT NO.	PLANS DATED <i>11/7/12</i>
-------------------------------	------------	-------------------------------

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

DEC 1 X 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

FOR STEP 3

*JPB
09/06/12*

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ Category A: Known Historical Resource **GO TO STEP 5**
- ☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. Change of Use and New Construction (tenant improvements not included).
- _____ 2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.
- _____ 4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.
- _____ 7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.
- _____ 8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 6

- ☒ Project does not conform to the scopes of work:
GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:
GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. Interior alterations to publicly-accessible spaces.

Determination for CEQA Categorical Exemption

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify: See HRRR (dated 11/30/12)

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STEP 5

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STEP 5

Preservation Planner Initials

STEP 5

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STEP 5

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

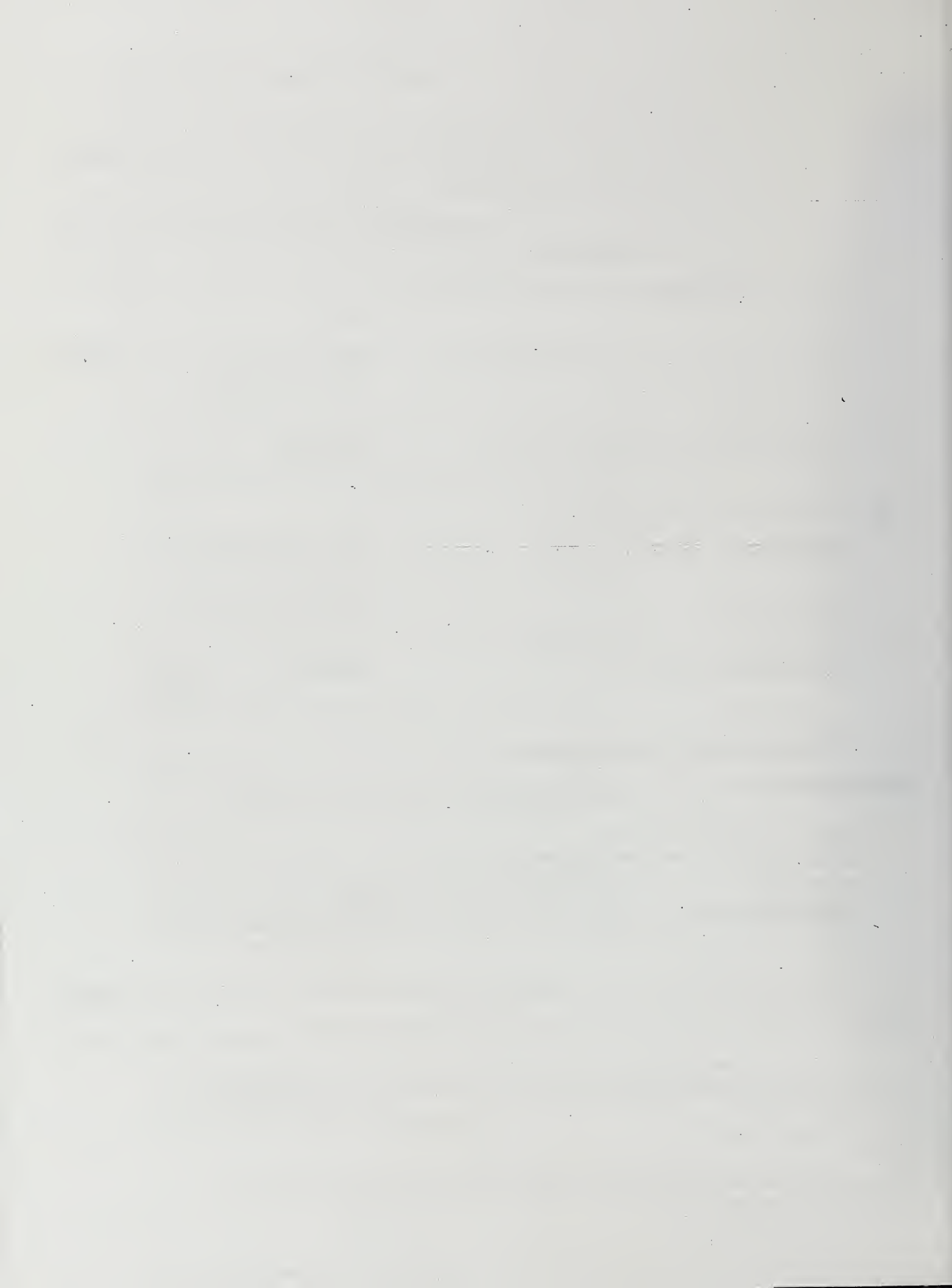
Rich Scott

Print Name

Date

11/30/12

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2012.1072E
Project Address: 101-109 Duboce Avenue
Zoning: NCT-3 (Neighborhood Commercial Transit, Moderate Scale) District
50-X Height and Bulk District
Block/Lot: 3533/001
Date of Review: November 30, 2012 (Part 2)

Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1911, 101-109 Duboce Avenue is an individually-eligible for listing in the California Register of Historical Resources. As part of the adopted Inner Mission North Historic Resource Survey, the subject property was assigned a California Historic Resource Status Code (CHRSC) of "3CS," which designates this property as:

- ☐ "3CS" = "Appears eligible for CR as an individual property through survey evaluation."

Based on its survey rating, 101-109 Duboce Street is considered a "Category A - Historical Resources" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: November 7, 2012 by: Gabriel Ng + Architects, Inc.

PROJECT DESCRIPTION

The proposed project includes rehabilitation and restoration of the fire-damaged subject property, as well as the construction of a one-story vertical addition (1,323 sf) and common open space (150 sf) on the roof. The new vertical addition will accommodate two new dwelling units, thus resulting in a total of seven dwelling units in the existing three-story mixed-use building. The project will maintain the existing ground-floor commercial space (approximately 1,670 sf). The new vertical addition will feature wood siding, fiberglass-clad wood-sash windows, and a flat roof.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building as an individual historic resource would be materially impaired.

The Department finds that the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the applicable Secretary's Standards:

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project maintains the subject property's historic character, which is defined by its character-defining features, including: tabbed parapet, wood-siding, wood-sash windows and surrounds, residential entry portal, bay windows, and window hoods. The new one-story vertical addition is minimally-visible from the public rights-of-way and does not impact any historic features or materials that characterize the subject property. Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes construction of a new one-story vertical addition on an existing three-story mixed-use building.

The new one-story vertical addition is sufficiently differentiated from the existing historic fabric in form and scale, yet compatible with the overall material palette and use of the subject property. The new vertical addition is setback ten feet from the tall parapet wall on Duboce Avenue and Valencia Street. The new vertical addition would not physically impact any historic materials or features of the subject property. Overall, the new addition is compatible with the historic residence in its simple design and

form, and usage of wood siding and clad wood windows on the exterior. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes construction of a new one-story vertical addition on an existing three-story mixed-use building. This new addition may be removed without impacting the essential form and integrity of the historic property, since the new construction does not physically impact any historic features of the subject lot. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

Tina Tam, Senior Preservation Planner

Date: 11-30-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2012\2012.1072

IMAGES



101-109 Duboce Avenue

(Source: Google Maps, April 2011; accessed November 28, 2012)

Reclassification



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1966 Greenview St	BLOCK/LOT(S) 0507/045
--------------------------------------	--------------------------

CASE NO. 2012.0969E	PERMIT NO.	PLANS DATED Oct. 25, 2012
------------------------	------------	------------------------------

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JAN - 8 2013

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

11/25/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 7**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☒ Project is not listed:
GO TO STEP 5

- ☐ Project does not conform to the scopes of work:
GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:
GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

* not 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

Building lacks integrity due to physical / exterior changes made throughout history of bldg - see E docket for list of permits & associated alterations.

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 5

Preservation Planner Initials

STEP 6

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP

Must file *Environmental Evaluation Application*.

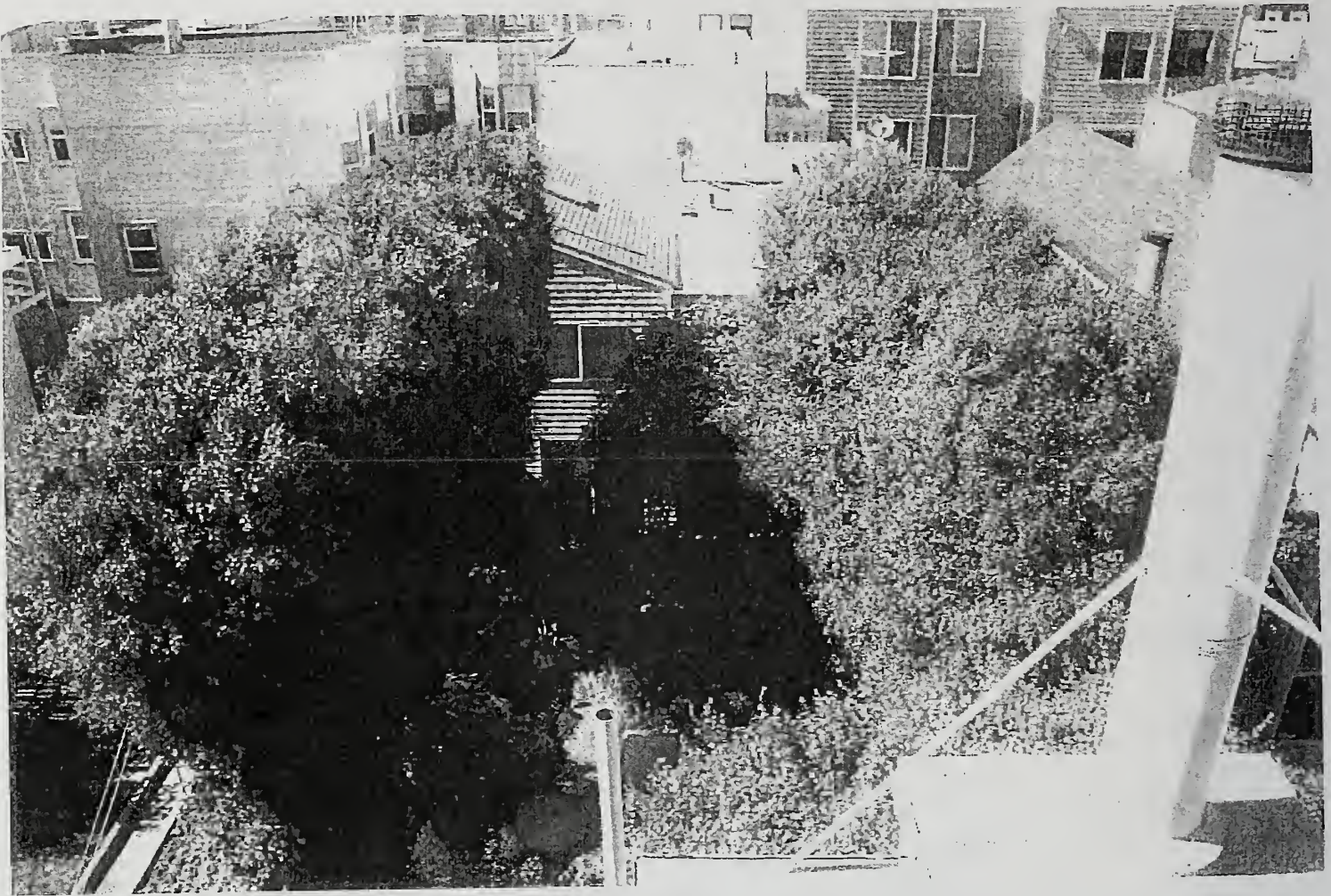
☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



VIEW OF THE SUBJECT PROPERTY FROM 1968 GREENWICH STREET



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1 Spruce St.	BLOCK/LOT(S) 0969 / 001
-------------------------------------	--------------------------------

CASE NO. 2012.0267E	PERMIT NO. 2012.0223.4708	PLANS DATED Oct. 12, 2012
----------------------------	----------------------------------	----------------------------------

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JAN - 8 2013

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

AKC

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5** per Case No 2012.0267E HRER Memo
- ☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- SAC _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- SAC _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- SAC _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

- SAC 3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
- SAC 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- SAC 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**
- Specify: _____
-
- * 9. **Reclassification of property status to Category C**
- a. Per Environmental Evaluation, dated: _____
- * Attach Historic Resource Evaluation Report
- b. Other, please specify: _____
-
- * Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

SAC

Preservation Planner Initials

STEP 6

CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

- ☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

- ☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Mulligan Catta

Planner's Signature

Shelley Cattaione

Print Name

12/6/12

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 4, 2012
Case No.: 2012.0267E
Project Address: 1 Spruce Street
Zoning: RH-1 (Residential, House, Single-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 0969/001
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: December 4, 2012 (Part 1 & 2)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is located on the west side of Spruce Street between Pacific Avenue and the Presidio in the Presidio Heights neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed in 1948 by Campbell and Wong. The building is a two-story, Second Bay Region Tradition style, single-family residence. The wood-framed building has an L-shaped and is capped by a flat, tar and gravel roof. It is clad primarily in smooth stucco with some accent walls clad in wood (now painted). The building is fenestrated with a mixture of wood sash casement and fixed windows in a variety of sizes and groupings. Please refer to the Carey & Company Historic Resource Evaluation (HRE) report (p. 8-11) and the Page & Turnbull HRE report (p. 5-11) for further details.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1948).

Neighborhood Context and Description

Presidio Heights is a small affluent residential neighborhood located between the Presidio and the Laurel Heights neighborhood. It is bound by Arguello Boulevard, California Street, Presidio Avenue and the Presidio. The neighborhood encompasses 35 blocks and is composed primarily of two- to three-story single family homes. The architectural character of the neighborhood is mixed with examples from the Shingle, Classical Revival, Mediterranean Revival, Queen Anne, and Exotic Revival styles. The neighborhood also has several Modern residences. Many of the homes are architect designed, which can be attributed to the historically affluent status of the neighborhood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☒ Yes ☐ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1948-1998	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the two HRE reports prepared by Carey & Company and Page & Turnbull and information found in the Planning Department records, staff finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criteria 2 (Persons) and 3 (Architecture).

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of buildings. The house was built in an area already well developed at the time of its construction. The house is not associated with any particular building period, nor does its size, form, or design relate to a specific pattern of building in San Francisco. Therefore, the building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Page & Turnbull argue in their HRE report that the original owner and resident, Robert Lilienthal, is significant in San Francisco's past for his association with the development of the city. Lilienthal was a prominent community activist in San Francisco who was influential in major city planning issues and served on the boards of numerous local and regional organizations concerned with planning and community development. He was also a leader in the Presidio Heights neighborhood as the founding member of several neighborhood associations, and he was instrumental in the preservation of the Presidio of San Francisco as a national park. The Department agrees that Lilienthal figured prominently in the city's development and that the subject property is significant as his residence during the majority of his life's work. Therefore, the Department finds that the subject property appears eligible for listing on

the California Register under Criterion 2. The period of significance for the property is the construction date of 1948 through Lilienthal's death in 1998.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The Department finds that the subject property embodies the distinctive characteristics of the type and period of Mid-Century Modern architecture. Page & Turnbull and Carey & Company differ in their analysis of the property under Criterion 3. Carey & Company states that the property is an average example of a typical residence designed in the Second Bay Tradition that does not exemplify the style. Furthermore, their analysis states that the property is not an important work of Campbell and Wong and they cite the three projects noted in the SFMOMA exhibit "Domestic Architecture of San Francisco Bay Region in 1949 as examples of the firm's trend-setting work. In their report, Page & Turnbull agrees that the property is not eligible as the work of a master and that the property is not representative of the Second Bay Tradition; however, they do assert that the property embodies the distinctive characteristics of the Mid-Century Modern style, the principals of which were more broadly applied in the state and nation than the regional style attributed to the building by Carey & Company. Moreover, the design was published in *House and Garden* and *Architectural Record*, which notes the unusual programming of the interior space and its integration of indoor and outdoor spaces, both an integral tenant of the style.

Both Second Bay Tradition and the Mid-Century Modern styles share the Modern themes of a rejection of historicism, flexible interior spaces, appeal of the Machine Age, new architectural vocabulary and indoor/outdoor living. The Second Bay Tradition was developed in the Bay Area between 1937 and 1964. It employs simple silhouettes, large windows, open floor plans, a connection of indoor and outdoor spaces, and the use of redwood and local materials. The style blended the rustic and woodsy aesthetic of the First Bay Tradition with the sleek lines and machine aesthetic of European Modernism.

The Mid-Century Modern style is described in the San Francisco Modern Historic Context Statement in the following manner:

Mid-Century Modern is the most common Modern style built in San Francisco from 1945- 1970. It was most frequently applied to residential design, but was also commonly found in commercial, religious, office, institutional and recreational property types. Mid-Century Modern design elements include cantilevered roofs and overhangs, the use of bright or contrasting colors, projecting eaves, canted windows, projecting boxes that frame the upper stories, stucco siding, spandrel glass, large expanses of windows, flat or shed roof forms, vertical corrugated siding, stacked roman brick cladding, and occasionally, vertical wood siding. New technology and materials, such as plastic laminates, spandrel glass, and anodized metal sheaths were increasingly incorporated in Mid-Century Modern buildings. Many architects who practiced within the Modernist idiom did not fall neatly into the categories of International Style, Streamline Moderne, or Second Bay Tradition. The term Mid-Century Modern for the purpose of this context statement is a broad term that is inclusive of Modern architects who designed buildings that emphasized many of the Mid-Century Modern design elements. Mid-Century Modern design reflected the emerging philosophy of indoor-outdoor living. Design elements such as overhanging trellises, pergolas, atriums, and planters integrated in the building's design literally wedded the building form to the environment.

Department staff concurs with the Page & Turnbull opinion and finds that the property is an important local example of the Mid-Century Modern style executed by a well-known and accomplished firm in the early years of their practice. The period of significance for the property is the construction date of 1948. Therefore, the property appears eligible for listing on the California Register under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The property retains a high degree of historic integrity. The building has not been altered and, while the original plantings have changed, the hardscape elements and form of the garden appear to be intact and unaltered.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the property are the following:

- One- and two-story stepped massing from south to north;
- Recessed and partially covered entrance;
- Open floor plans designed with separate zones for children and adult;
- Flat roofs;
- Integration of indoor and outdoor spaces;
- The hardscape garden elements and form that remain from the Eckbo, Royston & Williams design;

- Stucco cladding;
- Cantilevered roof and overhang; and,
- Wood-framed windows and exterior doors, many of which are in groups of three or more.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 12-6-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: October 12/2012

Project Description

The proposed project would renovate the existing single-family house by constructing a two-story horizontal addition at the south side of the property. The project would add approximately 1,636 sf to the existing 2,792 sf building for a new total area of 4,428 sf. See plans for details. Please note that the project has been revised since Page & Turnbull analyzed the project in May, 2012 per the Secretary of the Interior's Standards.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project meets the Secretary of the Interior Standards and, therefore, will not cause a significant adverse impact to the historic resource as proposed. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project would maintain the detached single-family dwelling use on the lot and would cause minimal change to the setting of the historic residence.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

All primary aspects of the historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The one- and two-story stepped massing of the original building from south to north will continue to be evident since much of the new massing will be located behind the garage. The building will retain a recessed and partially covered entrance, flat roofs, integration of indoor and outdoor spaces, the hardscape garden elements and form that remain from the Eckbo, Royston & Williams design, stucco cladding; and, wood-framed windows and exterior doors. The project would mainly remove or alter features at the secondary and tertiary facades. The project would thereby retain the integrity of the design of the historic building.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed changes are clearly contemporary in its design and would not create a false sense of historical development. The addition will be designed with compatible massing, forms, and materials; however, the new structure will use larger windows and expanses of glass, modern wood screening, and modern articulation of the walls and eaves.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design,

color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

A preliminary window survey shows limited function, dry rot, and leaks in the existing single pane wood windows and possible problems with the stucco and flashing conditions. The windows and doors will be replaced with new wood windows with insulated glazing in keeping with the existing design, profiles, materials, and details of the existing windows.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Several exterior changes are proposed as part of the project; however, they are primarily related to the portions of the building that contain secondary features, such as the garage and the north façade. The building will retain a recessed and partially covered entrance, flat roofs, integration of indoor and outdoor spaces, the hardscape garden elements and form that remain from the Eckbo, Royston & Williams design, stucco cladding; and, wood-framed windows and exterior doors. Moreover, the proposed changes are compatible in their language and composition. The two-story scale of the original building as seen from the public right-of-way will remain unchanged. The additions will be separated from the main body of the residence by the recessed entry. The addition over the garage is set back nearly 8 feet from the eastern garage overhang and from the primary façade of the main house. The alterations will be clearly differentiated in their style and articulation while the materials - stucco, painted wood, and clear glass - will complement the original materials. The alterations to the north elevation will be compatible with the overall character of the historic resource without harming its integrity. This façade is utilitarian in its composition and will retain the features which distinguish it, including the overhangs and grouped casement windows. Overall, the project meets the intent of this standard.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Although unlikely to occur, the proposed addition and alterations could be removed in the future and the property restored without harming the integrity of the historic building.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 12-6-2012

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

83 Cornell St

BLOCK/LOT(S)

1293/023

CASE NO.

2012.1091E

PERMIT NO.

PLANS DATED

☐ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JAN - 8 2013

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

JP 08/21/12

STEP 4 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 5

- ☒ Project does not conform to the scopes of work:
GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:
GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

* not 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

PRESERVATION TEAM REVIEW FORM - 12/10/12

NOT ELIGIBLE FOR LISTING / NOT SIGNIFICANT

* Requires initial by Senior Preservation Planner / Preservation Coordinator

PER DATA / INFO IN EE FILE.

STEP 6

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP! STEP 5

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STOP! STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Doug Vu.

Date

12/10/12

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date: 12/10/2012	Date of Form Completion 12/6/2012
---	--

PROJECT INFORMATION:		
Planner:	Address:	
Sara Vellve	83 Carmel Street	
Block/Lot:	Cross Streets:	
1293/023	Cole Street & Twin Peaks Boulevard	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2012.0724.5630 / 2012.1091E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 7/16/2012
--

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Subject property is not associated with significant persons or events, does not represent the work of a master, and does not possess high artistic values. Therefore, it is not individually eligible. Although the property may be located within a potential historic district in the Cole Valley neighborhood that is defined by Victorian and Edwardian style buildings and significant for embodying the characteristics of the initial period of development in the area dating from 1880 to 1930 (period of significance), the 1950 construction date and style of the subject building would not contribute to such a district. Subject property is not a historical resource and should be re-classified to C status.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Gman</i>	12-10-2012



SUBJECT PROP.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

628 Missouri St.

BLOCK/LOT(S)

4100/008

CASE NO.

2012.1388E

PERMIT NO.

PLANS DATED

Rec'd 11/5/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JAN - 8 2013

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

JP

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is **not** listed:
GO TO STEP 5
- ☒ Project **does not** conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more** work descriptions:
GO TO STEP 5
- ☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations** to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

* not 9. Reclassification of property status to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: PRESERVATION TEAM REVIEW FOR HIS

NOT ELIGIBLE FOR LISTING PER DATA IN EE FILE. - 12/10/12

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date: 12/3/2012	Date of Form Completion 11/29/2012
--	---

PROJECT INFORMATION:		
Planner:	Address:	
N/A	628 Missouri Street	
Block/Lot:	Cross Streets:	
4100/008	20th & 22nd Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	N/A 2012, 1388 E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	Received 11/5/2012
------------------------------------	--------------------

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Although the supplemental report indicates a rear addition at the main floor was constructed between 1950 and 1970, there is no permit history and review of historic Sanborn maps from 1914-1998 do not appear to indicate an addition was constructed.	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS: Subject property is not associated with significant persons or events, does not represent the work of a master, and does not possess high artistic values. Therefore, it is not individually eligible. The property is also not located within a designated or potential historic district, and therefore it is not eligible as a contributor. Subject property is not a historical resource and should be re-classified to C status. SUBJECT PROPERTY ALSO DOES NOT RETAIN ITS ORIGINAL INTEGRITY.
--

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Omair</i>	12-10-2012

628 Missouri St.





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information

PROJECT ADDRESS 1100 Market ST	BLOCK/LOT(S) 0351/001
-----------------------------------	--------------------------

GOVERNMENT

CASE NO. 2012.1123 EH	PERMIT NO. DOCUMENTS DEPT	PLANS DATED 11/27/12
--------------------------	------------------------------	-------------------------

JAN - 8 2013

STEP 1 EXEMPTION CLASS

SAN FRANCISCO
PUBLIC LIBRARY

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If condition applies, please initial.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect pedestrian or bicycle safety (hazards) or the adequacy of nearby pedestrian or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: MEA ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: MEA ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: MEA ArcMap > Topography

NOTE:
If ANY box is initialed in
STEP 2, Environmental
Planner MUST review &
initial below. (If not, go to
STEP 3)

**Further Environmental
Review Required.**

Based on the information
provided, the project
requires an *Environmental
Evaluation Application* to
be submitted.

GOTO STEP 6

**Project Can Proceed
With Categorical
Exemption Review.**

The project has been
reviewed by the Environ-
mental Planner and can
proceed with categorical
exemption review.

GOTO STEP 3

JP
09/18/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by ALL Planners)

If condition applies, please initial.

1. **Change of use** (tenant improvements not included).

MPL

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

MPL

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards*.

5. **Garage Opening** that meets the *Guidelines for Adding Garages and Curb Cuts* (not including storefront window alterations).

6. **Deck, terrace construction, or replacement fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer Installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

☐ Project is not listed:

GO TO STEP 5

☒ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

MPL

2. **Interior alterations to publicly-accessible spaces.**

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

MPL 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

MPL 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

MPL 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

* 9. Reclassification of property status to Category C

Specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

MPL

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

M. P. L. Lavalley (M. P. L. Lavalley)
Planner's Signature

12/12/12
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Preservation Planner: M. Pilar LaValley
(415) 575-9084
pilar.lavalley@sfgov.org

Project Address: 1100 Market Street (Renoir Hotel)
Block/Lot: 0351/001
Case No.: 2012.1123E

Date of Review: December 10, 2012 (Part II)

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: NOVEMBER 27, 2012

PROJECT DESCRIPTION

The project is to rehabilitate the existing building for continued hotel use as well as retail and restaurant/bar uses. The proposed project is described in architectural plans prepared by Hornberger + Worstell, dated November 27, 2012. The scope of work subject to this Major Permit to Alter includes:

- Rehabilitation of exterior masonry and terra cotta;
- Rehabilitation of upper floor wood windows;
- Rehabilitation of existing historic transoms and replacement of non-historic storefronts and transoms with compatible new systems;
- Rehabilitation of existing marquees on Market and McAllister façades;
- Construction of roof deck and one-story vertical addition on portion of roof;
- Construction of glass guardrail behind the existing roof cornice bulkhead; and,
- Interior remodel and seismic upgrades.

PROPERTY DESCRIPTION

The subject building occupies a triangular lot at Market, McAllister, and Jones Streets. The following building description is excerpted from Knapp Architects *Hotel Renoir Historical Resource Evaluation* (August 28, 2012); more detailed description information can be located in the Knapp Architects report.

The building is a seven-story (plus basement and mezzanine), steel-frame, brick and terra cotta-clad, hotel. Terra cotta string courses create the building's tripartite design: the ground floor hotel entry and storefronts; a four-story variegated brown brick, undifferentiated pier-and-spandrel system shaft; and an

upper two-story window arcade which contains panel inserts at the spandrel area. The terra cotta spandrels and string courses are generally decorated with simple floral or geometric patterns. A very large overhanging, sheet metal cornice crowns the building. The bracketed cornice is crested with anthemion (in ancient Greek and Roman architecture a floral design or decoration, usually consisting of honeysuckle, lotus, or palmette leaf motifs). The cornice appears to have a copper wash giving it a dark green hue at the brackets and lighter green at the anthemion. There are two street-level entrances to hotel lobby and storefront entrances to retail tenants.

The hotel lobby is a double-height space with a series of square columns with Corinthian capitals. White-gray marble floors and baseboards are located throughout the lobby area and walls are scored plaster. There are two elevator bays with original doors and an enclosed stair at the west side of the lobby. Historically, the mezzanine was partially open to the lobby; the mezzanine is currently enclosed. At upper floors, a single-loaded triangular corridor provides access to guest rooms and service spaces.

The subject building, historically known as the Hotel Shaw or Renoir Hotel, is a Category I (Significant) Building under Article 11 of the Planning Code and is a contributing resource to the National Register-listed Market Street Theater Loft Historic District. Based on these designations, the building is a Category A (Known Historical Resource) for the purposes of the Department's review under the California Environmental Quality Act (CEQA).

The character-defining features of the subject property include the following:

- Massing, scale, masonry construction (all elevations), and footprint of building;
- Design, materials, and fenestration on Market and McAllister façades including
 - Exterior brick;
 - Wood windows and decorative surrounds;
 - Terra cotta detailing, string courses, and medallions;
 - Original storefront windows at McAllister façade;
 - Transom windows with leaded glass;
 - Metal cornice;
 - Market Street entrance including doors, transom, light fixtures, marquee, and marble; and,
 - McAllister Street entrance, including adjacent storefront windows.
- Interior spaces including lobby, mezzanine, upper floor corridors; and,
- Interior features and finishes of the lobby including
 - Elevators and elevator doors;
 - Marble flooring and baseboards;
 - Square columns with capitals;
 - Scored plaster walls;
 - Stairs to mezzanine; and,
 - Mezzanine balconette.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-listed Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-listed historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-listed historic district or context as proposed.

To assist in the evaluation of the subject property and proposed project, the Project Sponsor has submitted the following consultant report:

- ☐ Knapp Architects *Hotel Renoir, 1100 Market Street, Historic Resource Evaluation* (August 28, 2012)

Staff has reviewed this document and generally concurs with the findings and analysis. Further, staff has determined that the proposed project will not have a significant impact on the historic building or the historic district and will be in conformance with the *Secretary of Interior's Standards for Rehabilitation* (*Secretary's Standards*). As the proposed project would not result in a significant impact to historic resources, it is not anticipated to contribute to any potential cumulative impact to the historic resources.

Exterior:

The proposed project will rehabilitate and clean exterior character-defining features including brick, terra cotta stringcourses and details, sheet metal cornice, marquees at entrances, wood windows, and original storefront windows and transoms on Market and McAllister façades in conformance with the *Secretary's Standards*. The exterior of the building will be cleaned and re-pointed as part of the Project. All work will be undertaken using gentlest means possible and best Preservation practices. With the exception of some original transom windows, several storefront windows, and the hotel lobby entrances, the ground floor of the subject building on both the Market and McAllister Street façades has been heavily modified over the years. The Sponsor proposes to remove the existing non-historic storefront systems and materials and rehabilitate the exterior of the ground-floor based on physical evidence. The remaining transom sash and storefront piers (one) will be retained and restored. Where historic fabric is no longer extant, transom windows and storefront piers are proposed to be reconstructed based on similar features that remain intact. At Market Street façade, new transom sash will be multi-light, matching the material, profiles, configuration, and texture of the originals. New retractable awnings are proposed for each storefront opening along Market Street. The awnings will be integrated into the new storefront systems and will be confined within each storefront bay. At McAllister Street, glazed transoms will be restored or reconstructed (with single-lite sash) at bays on the east and west end of the façade. The existing canopy

(marquee) at Market Street hotel entrance, which is original but altered, is proposed to be restored or reconstructed. The existing canopy at McAllister Street, which has been extensively altered but may retain original features beneath the newer material, is proposed to be restored or reconstructed. The central portion of the McAllister façade will have wood panel or spandrel glass storefront inserts configured to match the shape and proportions of glazed storefronts due to requirement for new structural shear walls behind this portion of the exterior wall. The replacement features, in particular any columns, belt courses, etc., will match historic materials to the greatest extent possible in terms of all dimensions, profiles, color, composition, and texture. As the proposed alterations do not remove or alter historic fabric or character-defining features, and introduces new features that are differentiated but compatible with the character of the building, these changes would be consistent with Standards 2, 6, and 9 of the *Secretary's Standards*.

Rooftop Addition:

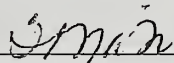
The partial one-story vertical addition will be approximately 12.5 feet tall and setback at least 11 feet from the Market and McAllister façades and approximately 30 feet from the gore-corner in conformance with the *Secretary's Standards*. Further, the new construction will be clearly contemporary with large windows, powder coated aluminum and wood structure, and flat roof. Due to the height of existing, and adjacent, buildings, as well as the front and side setbacks, the new construction will be minimally visible from the public right-of-way. In conformance with the *Secretary's Standards*, the proposed vertical addition will be clearly differentiated but compatible with the scale and character of the building through setbacks, massing, and use of contemporary cladding materials. It appears that proposed alterations at the roof will not remove significant historic fabric, and have been designed to be unobtrusive to the architectural character of the building and district in conformance with Standards 2, 4, and 9 of the *Secretary's Standards*. If removed in the future, the proposed alterations at the roof would have no impact on the physical integrity or significance of the building or district in conformance with Standard 10 of the *Secretary's Standards*.

Interior:

The proposed project will protect in place, rehabilitate, and clean interior character-defining features, including features, finishes, and significant spaces such as the lobby, mezzanine, and upper floor corridors that characterize the property, in conformance with the *Secretary's Standards*. At the lobby, columns, marble floor and balustrades, elevator doors, and scored plaster walls identified as character-defining features will be retained and repaired as necessary. Overall, it appears that character-defining features, fabric, and spaces within the building will be preserved and rehabilitated in a manner that is in conformance with the *Secretary's Standards*.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____



Tina Tam, Senior Preservation Planner

Date: 12-11-12

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View at Market St. and McAllister St.
(lightrail cables removed from photo)



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 3972-3974 Sacramento St	BLOCK/LOT(S) 1014/073
--	--------------------------

CASE NO. 2012.0503 ✓	PERMIT NO.	PLANS DATED 11/14/2012
-------------------------	------------	---------------------------

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JAN - 8 2013

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

11/29/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 4**
- ☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).

2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.

4. Window replacement that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. Garage work, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.

7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.

8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:

- ☒ Project does not conform to the scopes of work:

- ☐ Project involves 4 or more work descriptions:

- ☐ Project involves less than 4 work descriptions:

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

Determination for CEQA Categorical Exemption

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

* AV 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: see attached HRER

Dated 12/18/2012

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

STOP

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

STOP

Preservation Planner Initials

STEP 5

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Allison Vanderslice

Print Name

Date

12/18/2012

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 18, 2012
Case No.: 2012.0503E
Project Address: 3972-3974 Sacramento Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1014/073
Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located on the north side of Sacramento Street between Arguello Boulevard and Cherry Street in the Presidio Heights neighborhood. The property is located within a RH-2 (Residential, House, Two -Family) Zoning District and a 40-X Height and Bulk District.

3972-3974 Sacramento Street was constructed in 1901 by builder and real estate speculator Felix Marcuse. The building was designed in the Transitional Queen Anne style as a two-and-half-story over raised basement, single family residence. The rectangular plan, wood-frame building is topped by a gable roof and clad with wood shingles. Fenestration is primarily non-original, one-over-one, double hung, metal sash windows.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1901).

Neighborhood Context and Description

The majority of buildings on this block of Sacramento Street were constructed between 1900 and the 1920s in the First Bay Tradition and the Transitional Queen Anne styles, but they do not appear to constitute a notable or cohesive collection of residential buildings.

Wide-spread development in the western part of the city began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the growing use of automobiles improved accessibility from the downtown area. According to the Planning Department's Property Information Map there are no identified historic resources located on Sacramento Street between Cherry Street and Arguello Boulevard. While portions of the Presidio Heights neighborhood likely qualify for listing on the California Register as a historic district due to the high concentration of architect designed buildings and strong continuity in style and development period for the area, the subject block face of Sacramento Street between Cherry Street and Arguello Boulevard does

not qualify as a potential historic district. The construction of the Claire Lilienthal Elementary school in the middle of the subject block in 1927 interrupts the continuity of the residential neighborhood. Modifications to the subject property and nearby properties, such as garage additions to the primary façade, recladding, and window replacement, further reduce the cohesion of this block.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the Historic Resource Evaluation report prepared by Caitlin Harvey, Left Coast Architectural History, dated November 7, 2012, and information found in the Planning Department records, staff finds that the subject building is not individually eligible for inclusion on the California Register and does not contribute to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of nearby buildings. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. The original property owner, Louis Thierbach, was the proprietor of the Pioneer Soda Works; however, he does not appear to be a significant person in local history. After the

Theirbach family sold the house in 1946, research failed to identify any notable persons owning or residing at the subject property. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property was constructed in 1901 by Felix Marcuse, a local builder and real estate speculator. While Marcuse was responsible for a number of developments both in San Francisco and Alameda, he often worked in tandem with architects and builders and was not the primary designer or architect. Therefore, Marcuse cannot be considered a master. Due to the addition of the garage, replacement of all the windows, and recladding, the subject building does not epitomize the Transitional Queen Anne style nor does it provide an excellent example. Neither does the building possess high artistic values. Lastly, the building does not contribute to a grouping of similar buildings. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 3972-3974 Sacramento Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 3972-3974 Sacramento Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 12-18-2012

3972-3974 Sacramento Street
7 November 2012



Primary (west) facade.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

BLOCK/LOT(S)

26 Cannon Health AL

1037/034

CASE NO.

PERMIT NO.

PLANS DATED

2012.1089E

12/11/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

JAN - 8 2013

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

[Signature]

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
 ls
3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is not listed:
GO TO STEP 5
- ☐ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3.  Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
4.  Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
5.  Raising the building in a manner that does not remove, alter, or obscure character-defining features.
6.  Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7.  Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.
8.  Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Specify: See HRRR dated 12/21/12
for case no. 2012.1089E
- * 9. Reclassification of property status to Category C
a. Per Environmental Evaluation Evaluation, dated: _____
* Attach Historic Resource Evaluation Report
b. Other, please specify: _____
* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initiated in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

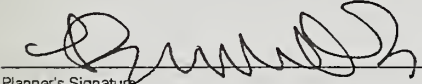
STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

- ☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:
(check all that apply)
☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

- ☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.


Planner's Signature
Reed Sauer
Print Name

12/21/12
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2012.1089E
Project Address: 26 Commonwealth Avenue
Zoning: RH-1(D) (Residential, House, One-Family-Detached) Zoning District
40-X Height and Bulk District
Block/Lot: 1037/034
Date of Review: November 9, 2012 (Part 1)

Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1908, 26 Commonwealth Avenue is a two-story-over-basement, wood-frame, single-family residence located in the area known as "Jordan Park" within the Laurel Heights neighborhood. 26 Commonwealth Avenue is designed in the First Bay Region architectural style, and features wood shingle siding, triangular arches reminiscent of the Gothic style, flared wall planes and eaves, exposed rafter tails, leaded glass and wood-sash windows, and a pyramidal hip roof.

The subject property is located on a large rectangular lot measuring 33.33 ft x 120.42 ft on the east side of Commonwealth Avenue between California Street and Euclid Avenue. The property is located within a RH-1(D) (Residential, House, One-Family-Detached) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register. No formal historic resource survey has been conducted of the Laurel Heights neighborhood; however, Jordan Park has been recognized as an eligible historic district, as part of the Department's environmental review process (See Case No. 2009.0298E).

The subject property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1908).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area consists of large-scale, two- and three-story, single-family residences largely constructed between 1900 and 1920. To the north of the subject property, across California Street, is the California Pacific Medical Center (CPMC) California Campus, while to the south of the subject property is St. Gregory's Church, an Armenian congregation originally constructed in 1909. The surrounding area

possesses a number of high-style residences, which have been designed in a variety of architectural styles, including First Bay Region, Craftsman, Mediterranean Revival and Edwardian-era architectural styles. All of the residences within the immediate vicinity are part of the Jordan Park neighborhood, which is roughly bounded by California Street (north), Parker Avenue (east), Geary Boulevard (south), and Arguello Boulevard (west). As noted earlier, this neighborhood has been previously identified as a historic district eligible for listing in the California Register of Historical Resources.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register significance criteria, Department staff finds that the subject property at 26 Commonwealth Avenue is a contributing resource to a historic district eligible for inclusion in the California Register of Historical Resources (California Register). The subject property is not individually eligible for listing in the California Register.

26 Commonwealth Avenue is a contributing resource to the Jordan Park Historic District, which is eligible for inclusion in the California Register of Historical Resources under Criterion A (Events) and Criterion C (Architecture) for the period from 1900 to 1920. Specifically, the Jordan Park Historic District is notable as an early example of the work of master architect and developer, Joseph Leonard (1850-1929) and as the embodiment of a type and period, an early twentieth-century single-family residential development in the Laurel Heights neighborhood of San Francisco. This district represents one of the first periods of residential development within the surrounding neighborhood and contains a significant collection of high-style single-family residences, which are designed in a variety of architectural styles ranging from the Edwardian-era to Period Revival styles, including Classical Revival, Spanish Colonial Revival, and Mediterranean Revival, to First Bay Tradition. Further, this neighborhood was one of the earliest neighborhoods to integrate landscape and architectural design to create a picturesque residential enclave, which was a hallmark of Joseph Leonard's work and the "residence park" ideal.

To assist in the evaluation of the subject building, the Project Sponsor has submitted:

- 26 Commonwealth Avenue Historical Resource Evaluation Report, prepared Left Coast Architectural History for Abbey Doolittle, 26 Commonwealth Avenue, San Francisco, CA (dated July 13, 2012).

Based on the following criteria, the subject property is eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: 1900-1920
	☒ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Originally constructed in 1908, the subject property at 26 Commonwealth Avenue was originally owned by William Hoff Cook, who purchased the land from speculative developer and architect, James C. Jordan. Cook was an Assistant District Attorney, who was involved in the case of Chew Heong vs. United States (1884), which revolved around the Chinese Exclusionary Act. James C. Cook and his wife, Mary E. Cook, lived in the residence until 1918, when they sold the property to Percival Dolman. Subsequent to Dolman, a number of families owned and resided in 26 Commonwealth Avenue. For the entirety of its history, it was used as a single-family residence.

26 Commonwealth Avenue developed in area known as "Jordan Park," which is part of the Laurel Heights neighborhood. Today, Jordan Park is roughly bounded by California Street (north), Parker Avenue (east), Geary Boulevard (south), and Arguello Boulevard (west). Originally, Jordan Park was part of the sparsely populated western portion of the City, which was later occupied by a number of cemeteries. From the 1850s through the 1870s, the western portion of the city was developed with only a handful of ranches and dairy farms.¹ Much of what is now the Laurel Heights neighborhood was occupied by a series of cemeteries owned by the Laurel Hill Association. The area had a total of four cemeteries, known as the "Big Four," which included: the 'Lone Mountain Cemetery (later renamed Laurel Hill Cemetery), Calvary Catholic Cemetery, the Masonic Cemetery, and the Independent Order of Odd Fellows Cemetery. In 1891, the Laurel Hill Association sold off approximately 40 acres of land, located between California Street, Parker Avenue, Geary Boulevard, and Arguello Street, to developer, James Clark Jordan, who was son of Eben D. Jordan, a "millionaire merchant of Boston." Between 1900 and 1920, Jordan and his company, the San Francisco and Suburban Building Society, began development of a residential neighborhood known as Jordan Park. The San Francisco and Suburban Home Building Society was managed by architect and developer, Joseph A. Leonard, who garnered acclaim for building homes in Alameda and Berkeley. Leonard's association with Jordan Park was short-

¹ Left Coast Architectural History, 26 Commonwealth Avenue Historical Resource Evaluation Report (13 July 2012) pg. 8.

lived and he is only associated with the neighborhood's initial development and earliest buildings. In April 1908, Leonard was removed from the San Francisco and Suburban Home Building Society over a property dispute. Subsequent to Leonard, Jordan Park continued to develop through and to the 1920s. Jordan Park had a series of development restrictions, which reinforced its character as the first of the City's "residence parks" and ensured an "abundance of light and sun around each residence."² These restrictions stated that no house be more or less than two stories in height and had to be constructed a certain distance from the front property line. Further, each residence had a minimum cost of construction and plans had to be approved in advance of construction. Finally, no stores, flats or apartment buildings were permitted, nor were any stables permitted; however, garages were acceptable. These rules ensured a more affluent clientele—one who could afford an expensive home and an automobile. To promote light and sun, as well as neighborhood character, each lot was designed to be 33.33-ft wide and had sewer, water, gas lines, street paving and sidewalks installed before any construction occurred. By 1912, Jordan Park was established as a vocal community within San Francisco, particularly as related to the removal of the neighboring cemeteries. By 1947, all of the "Big Four" cemeteries had been removed from San Francisco, and bodies have been exhumed and relocated to other cemeteries, mostly in nearby Colma. From this period forward, new residential development came to encompass the Jordan Park neighborhood, and California Street and Geary Boulevard developed into neighborhood-serving commercial corridors. Other notable events in the nearby neighborhood included the construction of the Fireman's Fund Insurance Company Building in 1953 and its later conversion to the Laurel Hill Campus of the University of California in 1985. Today, Jordan Park exists as a single-family residential community with much of its earlier charm and character as a "residence park."

Based on the submitted consultant report and Planning Department records, 26 Commonwealth Avenue is not eligible for inclusion in the California Register individually under Criterion 1 (Events). 26 Commonwealth Avenue is not individually significant within the pattern of residential development that occurred within the neighborhood. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

However, 26 Commonwealth Avenue is eligible for inclusion in the California Register under Criterion 1 (Events) for its association with the development of Jordan Park. Jordan Park is eligible as a historic district for its association with the pattern of early residential development within the Laurel Heights neighborhood of San Francisco. Specifically, Jordan Park is notable for its planning and architectural character, and as early planned residential community. Jordan Park is one of the first "residence park" communities in San Francisco and is notable for the collection of resources contained therein.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

26 Commonwealth Avenue was owned by the following individuals: William C. Cook (1906-1909); Mary E. Cook (1909-1918); Percival Dolman (1918-1920); Florence M. Holsclaw (1920-1930); Gustav A. Freudenberg (1930-1936); Antoinette S. Freudenberg (1936-1957); and Jean Freudenberg (1957-?).

² Left Coast Architectural History, Pg. 11.

Based on the submitted consultant report and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, 26 Commonwealth Avenue is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

26 Commonwealth Avenue is a two-story-over-basement, wood-frame, single-family residence designed in a First Bay Region architectural style. As noted in the consultant report, the subject property exhibits many traits associated with the First Bay Region Tradition, including utilization of undisguised natural materials (such as cedar and brick), combination of traditional craftsmanship and historic motifs (such as Gothic arches), integration with the surrounding by bring "the outdoors indoors" through the use of decks and large areas of glass, and making each building a unique design unto itself (no one other property on the subject block is similar to the subject property).

The First Bay Region Tradition is one of several architectural styles, which are represented within the surrounding Jordan Park Historic District. Jordan Park is significant for the collection of architectural resources, which represent a type and period. Specifically, Jordan Park features an outstanding collection of single-family residences designed in the First Bay Region Tradition, Classical Revival, Spanish Colonial Revival, Mediterranean Revival and other early twentieth-century architectural styles. Due to the homeowner and design restrictions associated with its early development, Jordan Park developed as a cohesive community with standards for light, sun, public amenities, landscaping and design.

Although no architect or designer was been uncovered for 26 Commonwealth Avenue, the development of Jordan Park as a whole is associated with architect and developer, Joseph A. Leonard. Leonard garnered acclaim for building homes in Alameda and Berkeley. Leonard came to San Francisco working for the San Francisco and Suburban Home Building Company, which built some of the first "relief shacks" after the 1906 Earthquake and Fire. After laying the foundation for Jordan Park and constructing some of its earliest residences, Leonard went on to develop other neighborhoods in San Francisco, including Ingleside Terrace and Richmond Heights, with the Urban Realty Improvement Company. Leonard's impact on the architecture and planning in San Francisco is evident within the numerous homes and communities that he planned and constructed; therefore, Leonard is considered a master architect/developer.

Although Leonard's association with Jordan Park was short-lived, his touch is evident within the planning and overall design of the community. Leonard was one of the early pioneers of the "residence park" concept, which is an outgrowth of the City Beautiful Movement. As noted by author and historian, Woody LaBounty:

In these master planned developments, a house was less a building and more a philosophy, the American ideal of Home. In residence parks, home was a retreat for the white-collar workingman, a refuge where he and his family escaped the vices of the city

to meditate on higher thoughts aided by landscaping that included ornamental street elements, such as benches, stairways, plinths, urns, gates, and fountains intended to evoke classical times. Multi-family units, apartment houses, businesses, and animal pens or coops—all nonconforming to the new ideal home life—were banned. Curvilinear lanes and avenues respected the contours of the lands, replacing inflexible gridded streets, and wound around small parks.³

In practice, this philosophy translated into curvilinear streets, abundant landscaping, and restrictions on zoning. In San Francisco, Presidio Terrace is recognized as the first “residence park,” beginning construction in 1905. However, Jordan Park began its development in 1900, and pioneered many of these early concepts into the overall master plan development. Combined with the landscapes of the surrounding cemeteries, Jordan Park was constructed with wide streets and sidewalks, generous lanes for landscaping and trees, and a requirement for only single-family homes. No apartment buildings or flats were permitted within the early development of Jordan Park.

Based on the information provided in consultant report and Planning Department records, 26 Commonwealth Avenue is not individually eligible for listing in the California Register under Criterion 3 (Architecture). Although the subject property is a fine example of a First Bay Region single-family residence, it does not rise to the level of significance to qualify as an individually eligible under Criterion 3 (Architecture) as possessing high artistic value or as embodying the distinctive characteristics of a type, period, region, or method of construction. No architect was uncovered for the subject property.

However, 26 Commonwealth Avenue is eligible as a contributing resource to the Jordan Park Historic District, which is eligible for listing in the California Register under Criterion 3 (Architecture). The Jordan Park Historic District is significant as the work of master architect and developer, Joseph Leonard (1850-1929) and as the embodiment of a type and period, an early twentieth-century single-family residential development in the Laurel Heights neighborhood of San Francisco. This district represents one of the first periods of residential development within the surrounding neighborhood and contains a significant collection of high-style single-family residences, which are designed in a variety of architectural styles ranging from the Edwardian-era to Period Revival styles, including Classical Revival, Spanish Colonial Revival, and Mediterranean Revival, to First Bay Tradition. Further, this neighborhood was one of the earliest neighborhoods to integrate landscape and architectural design to create a picturesque residential enclave, which was a hallmark of Joseph Leonard’s work and the “residence park” ideal.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 26 Commonwealth Avenue is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

³ Woody LaBounty, *Ingleside Terraces, San Francisco Racetrack to Residence Park* (San Francisco: Outside Lands Media, 2012) pgs. 54-55.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

26 Commonwealth Avenue retains historic integrity and conveys its significance as a contributor to an eligible historic district. Further, Jordan Park has had relatively few alterations over its lifetime, and many of the original properties exist from its period of significance (1900-1920).

Since its initial construction as a single-family residence, the subject property has had only a few documented alterations. These documented alterations include: shingle replacement on front façade (2003) and interior alterations and dry rot repair (2008). Other alterations have occurred to the subject property, which are not documented through a building permit, including: replacement of the first floor windows on the primary façade with aluminum-sash windows; and, replacement of a window on the second floor of the south façade with a vinyl-sash window.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

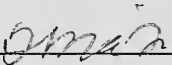
The character-defining features of 26 Commonwealth Avenue include:

- Two-story-over-basement height;
- Square/box-like massing;
- Wood shingle cladding;
- Flared and curved wall planes;
- Pyramidal hip roof;
- Wood-sash windows with multi-lite upper sashes;
- Raised front entrance;
- Detached garage accessed by narrow driveway alongside of the house; and,
- Setting of the house on the lot with landscaping in front and side yard setback.

CEQA HISTORIC RESOURCE DETERMINATION

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-Contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 11-13-2012

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2011\2012.1089

RS: G:\Documents\Environmental\2012.1089E 26 Commonwealth Ave\HRER_26 Commonwealth Ave_2012-11-09-Part1.doc

IMAGES



26 Commonwealth Avenue
(Source: Google Maps, April 2011; accessed November 5, 2012)



26 Commonwealth Avenue
(Source: Google Maps, April 2011; accessed November 5, 2012)



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2012.1089E
Project Address: 26 Commonwealth Avenue
Zoning: RH-1(D) (Residential, House, One-Family-Detached) Zoning District
40-X Height and Bulk District
Block/Lot: 1037/034
Date of Review: November 30, 2012 (Part 2)

Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: August 21, 2012 by: Sutro Architects

PROJECT DESCRIPTION

The proposed project includes façade alterations, installation of a new two-car garage, and construction of new one- and two-story horizontal additions on the existing two-story-over-basement, single-family residence, as well as a new roof deck. On the primary (west) façade, the façade alterations include: removal of the existing side-facing entry staircase, archway, and entry door, as well as all of the wood-sash windows on the primary façade; installation of a 10-ft wide, paneled, sectional garage door; construction of a new straight-run entry staircase and simple entryway; installation of a new large, plate-glass window on the first floor; and, relocation of the existing window openings on the second floor. On the secondary (north and south) facades, the façade alterations include: removal of the slanted bay window on the south façade; and, removal, replacement and relocation of the existing windows. On the rear (east) facade, the project would remove the existing slanted bay window, upper floor windows, and one-story horizontal addition, and construct a new two-story horizontal addition with a partial hip roof and a flat roof area, a new one-story addition with a roof deck, and a new rear staircase. All new windows will be wood-sash windows.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☐ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☒ The project will cause a significant adverse impact to the historic resource as proposed.

Staff finds that the proposed project would cause a significant adverse impact upon a historic resource such that the significance of the building as a district contributor would be materially impaired.

The Department finds that the portions of the proposed project are not consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards).

The following is an analysis of the proposed project per the applicable Secretary's Standards:

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The subject property's historic character is defined by its character-defining features. As noted in the HRER Part 1 (dated November 9, 2012), the character-defining features of the subject property include: two-story-over-basement height; square/box-like massing; wood shingle cladding; flared and curved wall planes; pyramidal hip roof; wood-sash windows with multi-lite upper sashes; raised front entrance; detached garage accessed by narrow driveway alongside of the house; and, setting of the house on the lot with landscaping in front and side yard setback.

The proposed project impacts the historic character of the subject property, since it removes and alters historic materials and features, which are characteristic of the subject property. In particular, the project alters the primary façade by removing historic windows and trim, and by altering the original entry sequence. Further, the project removes a bay window, which appears to an original feature of the subject property, and adds a two-story addition, which is not sufficiently distinguished from the original mass and volume of the existing residence.

Due to the impacts on character-defining features, the proposed project does not comply with Rehabilitation Standard 2.

Standard 5.

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that character a property will be preserved.

As noted above, the subject property's historic character is defined by its character-defining features, which embody the distinctive materials, features and finishes that contribute to the surrounding historic district. The proposed project calls for the removal of many of these original features, including the bay window on the south façade, original arched entryway, and original wood-sash windows.

Due to the removal of number of character-defining features, the proposed project does not comply with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes façade alterations and construction of new one- and two-story horizontal additions.

As stated above, the proposed project does impact character-defining features of the subject property, including the massing and form of the historic residence. Although the overall massing of the new one- and two-story horizontal additions do appear to be largely compatible with the historic residence, this new work is not sufficiently differentiated from the existing, and should be designed to reinforce the difference between the historic residence.

Due to the location of the new addition, the proposed project does not comply with Rehabilitation Standard 9.

Summary

As currently proposed, the project will have a significant adverse impact upon a historic resource, as defined by CEQA.

RECOMMENDATIONS

In order to reduce the significant adverse impact on the historic resource to a less-than-significant level, the proposed project should incorporate the following recommendations:

1. Avoid Significant Alterations on the Primary/Secondary Facades: To avoid impacts on character-defining features that contribute to the surrounding historic district, the proposed project should avoid significant alterations to the primary façade, including removal of the arched entry portal and reconfiguring/removing historic windows. On the secondary facades, the project should avoid removing the projecting bay window on the south façade and arched porch trim on the north façade. Further, the project should retain the size and location of original window openings on the primary and secondary facades. New window openings may be inserted, as long as they do not impact historic fabric.
2. Reconfigure Proposed Stairway: To ensure that the new stairway accommodates the new proposed garage and retains as much historic fabric, the proposed entry stair should be shifted to align with the existing side-facing staircase and to retain the existing half wall along the west façade of the porch.

3. New Garage Door: To ensure compatibility with the surrounding historic fabric, the new garage door should match the surrounding shingles, and should be reduced in width to reinforce the character of the eyebrow bay above.
4. Delineate New Two-Story Horizontal Addition: To ensure that the new work is sufficiently differentiated, yet compatible, with the historic residence, the new two-story horizontal addition should be physically shifted approximately one-to-two feet along the north wall from the original historic residence. The physical shift of the addition would allow for a clear reading of the original historic mass and the new construction.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 11-30-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2012\2012.1089

IMAGES



26 Commonwealth Avenue
(Source: Google Maps, April 2011; accessed November 5, 2012)

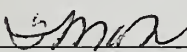
Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

Based on the revisions to the proposed project as outlined in the architectural drawings dated December 11, 2012, the proposed work would comply with the Secretary of the Interior's Standards for Rehabilitation, and would not cause a significant adverse impact to a historic resource.

Specifically, the project would maintain the subject property's character-defining features, including two-story-over-basement height; square/box-like massing; wood shingle cladding; flared and curved wall planes; pyramidal hip roof; wood-sash windows with multi-lite upper sashes; raised front entrance; detached garage accessed by narrow driveway alongside of the house; and, setting of the house on the lot with landscaping in front and side yard setback. The revised project addresses the earlier comments upon the façade alterations, bay window, entry stairway, garage door, and the delineation of the new two-story horizontal addition. The revised project is: replacing the existing windows in-kind; is not relocating or replacing any of the historic window openings; is preserving the slanted bay window on the side façade, as well as the arched openings on the primary façade porch; and, has included a trim board to delineate the new addition from the existing historic building.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 12-21-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2012\2012.1089



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2012.1089E
Project Address: 26 Commonwealth Avenue
Zoning: RH-1(D) (Residential, House, One-Family-Detached) Zoning District
40-X Height and Bulk District
Block/Lot: 1037/034
Date of Review: December 21, 2012 (Part 2-Revised)

Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: Revised December 11, 2012 by: Sutro Architects

PROJECT DESCRIPTION

The proposed project includes façade alterations, installation of a new two-car garage, and construction of new one- and two-story horizontal additions on the existing two-story-over-basement, single-family residence, as well as a new roof deck. On the primary (west) façade, the façade alterations include: removal of the existing side-facing entry staircase, archway, and entry door, and rehabilitation of all of wood-sash windows on the primary façade; installation of a 10-ft wide, paneled, sectional garage door; construction of a new straight-run entry staircase; and, preservation of the existing arched entryway. On the secondary (north and south) facades, the façade alterations include: preservation of the slanted bay window on the south façade; rehabilitation of the existing windows; and insertion of new wood-sash windows. On the rear (east) facade, the project would remove the existing slanted bay window, upper floor windows, and one-story horizontal addition, and construct a new two-story horizontal addition with a partial hip roof and a flat roof area, a new one-story addition with a roof deck, and a new rear staircase. All new windows will be wood-sash windows.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

IMAGES



26 Commonwealth Avenue
(Source: Google Maps, April 2011; accessed November 5, 2012)

